

LOT 91  
HAMPTON LAKES PHASE 3  
OR 2229/288

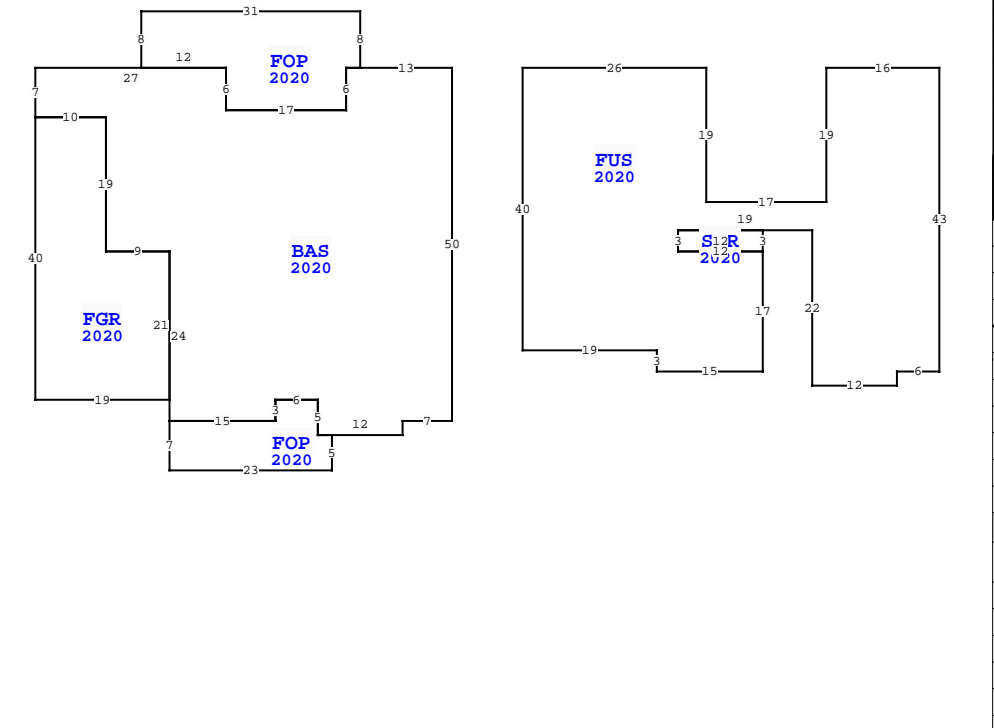
TURNER RYAN B & CATHERINE A  
85365 FALLEN LEAF DR  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0091-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,698	93.9120	123.96	582,364	2020	2020	0	0	0	1.50	98.50



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,208	100
FGR	589	55
FOP	175	30
FOP	350	30
FUS	2,005	100
STR	36	10
TOTALS	5,363	

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		573,629
TOTAL MARKET OB/XF VALUE		8,036
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		656,665
SOH/AGL Deduction		151,201
ASSESSED VALUE		505,464
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		454,742
TOTAL JUST VALUE		656,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008983	CO ISSUED	0	09/28/2020
19009865	NEW CONSTR	556,198	02/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0349	1/29/2021	SW	Q	I	01	576,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TURNER RYAN B & CAT						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	820.00	SF	10.00	10.00	100	2020	2020	3	98	8,036	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BAS=[YR=2020] W13 FOP=[YR=2020] N8 W31 S8 E12 S6 E17 N6 E2\$ W2 S6 W17 N6 W27 S7 FGR=[YR=2020] S40 E19 N21 W9 N19 W10\$ E10 S19 E9 S24 FOP=[YR=2020] S7 E23 N5 W2 N5 W6 S3 W15\$ E15 N3 E6 S5 E12 N2 E7 N50\$ PTR=E10 FUS=[YR=2020] S40 E19 S3 E15 N17 STR=[YR=2020] W12 N3 E12 S3\$ W12 N3 E19 S22 E12 N2 E6 N43 W16 S19 W17 N19 W26\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							