

LOT 93
HAMPTON LAKES PHASE 3
OR 2229/288

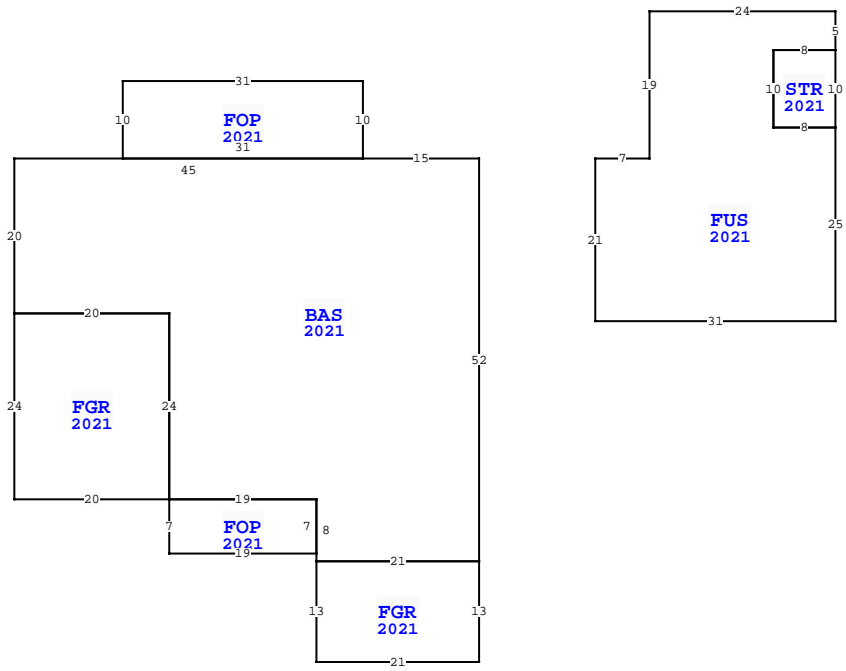
REEVES JUSTIN/KIRK JACQUELINE P
85337 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0093-0000

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
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	2,328	100
FGR	273	55
FGR	480	55
FOP	133	30
FOP	310	30
FUS	1,027	100
STR	80	10
TOTALS	4,631	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2023									
			Heated Area: 3355			HX Base Yr 2023						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			519,629
TOTAL MARKET OB/XF VALUE			12,969
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			607,598
SOH/AGL Deduction			13,742
ASSESSED VALUE			593,856
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			543,134
TOTAL JUST VALUE			607,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			582,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131186	NEW CONSTR	466,112	01/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0518	11/14/2022	WD Q	Q	I	01	775,000
GRANTOR: MARCUS SCOTT D & SHER						
GRANTEE: REEVES JUSTIN & JAC						
2508/1098	10/26/2021	SW Q	Q	I	01	594,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARCUS SCOTT D & SH						

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	0		10.00	10.00	100	2021	2021	3	99	12,969	

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

BUILDING DIMENSIONS												
BAS=[YR=2021] W15 FOP=[YR=2021] N10 W31 S10 E31\$ W45 S20												
FGR=[YR=2021] S24 E20 FOP=[YR=2021] S7 E19 N7 W19\$ N24 W20\$												
E20 S24 E19 S8 FGR=[YR=2021] S13 E21 N13 W21\$ E21 N52\$ PTR=												
E15 FUS=[YR=2021] S21 E31 N25 STR=[YR=2021] N10 W8 S10 E8\$ W8												
N10 E8 N5 W24 S19 W7\$ W15\$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								