

LOT 95
HAMPTON LAKES PHASE 3
OR 2229/288

GRAY SHAMAR D & ROSLYN M
85309 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0095-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	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	YEAR
BAS	3,230	100	2020
FGR	620	55	2020
FOP	238	30	2020
FOP	261	30	2020
FUS	474	100	2020
STR	88	10	2020
TOTALS	4,911		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,203	99.8800	131.84	554,124	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2024 Heated Area: 3704 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		545,812	
TOTAL MARKET OB/XF VALUE		7,291	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		628,103	
SOH/AGL Deduction		8,785	
ASSESSED VALUE		619,318	
TOTAL EXEMPTION VALUE	13	619,318	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		628,103	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		601,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009029	CO ISSUED	0	09/29/2020
2000975	NEW CONSTR	496,269	02/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1538	10/29/2020	SW	Q	I	01	517,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GRAY SHAMAR D & ROS						
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	744.00	SF	10.00	10.00	100	2020	2020	3	98	7,291	

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

BUILDING DIMENSIONS
BAS=[YR=2020] W15 S7 FOP=[YR=2020] W29 S9 E29 N9\$ S9 W29 N16 W15 S34 FGR=[YR=2020] S40 E20 N20 W9 N20 W11 \$ E11 S20 E9 S18 E6 FOP=[YR=2020] S8 E33 N6 W13 N2 W20\$ E20 S2 E13 N74\$ PTR=E10 FUS=[YR=2020] S21 STR=[YR=2020] W4 S11 E8 N11 W4\$ E4 S5 E15 N26W19\$ 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	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							