

LOT 1  
HAMPTON LAKES PHASE IV-B  
OR 2320/460

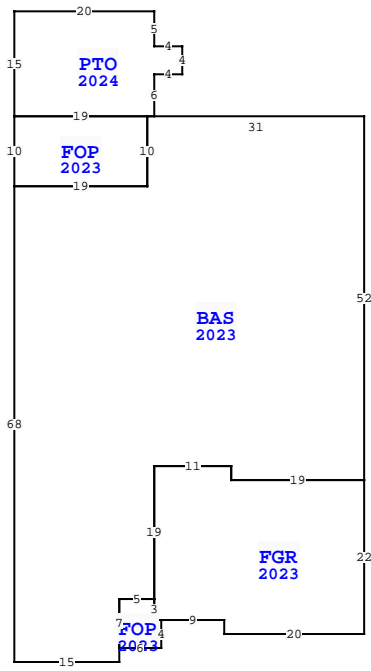
GILMORE BRIAN M & TERRIE L W  
85262 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0001-0000

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 Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,863	100	2023
FGR	662	55	2023
FOP	39	30	2023
FOP	190	30	2023
PTO	316	5	2024
TOTALS	4,070		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	110.4920	145.85	483,055	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 2863	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		483,055	
TOTAL MARKET OB/XF VALUE		16,380	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		574,435	
SOH/AGL Deduction		9,501	
ASSESSED VALUE		564,934	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		514,212	
TOTAL JUST VALUE		574,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011257	SCRN ENCL	27,000	09/05/2023
230003068	CO		03/08/2023
22004374	NEW CONSTR	470,954	03/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0246	3/09/2023	SW	Q	I	02	612,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GILMORE BRIAN M & T						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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	1,056.00	SF	10.00	10.00	100	2023	2023		100	10,560	
2	0912	SCRN RM G	0	100	20	300.00	SF	20.00	20.00	100	2024	2023		97	5,820	
TOTALS															16,380	

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=90,0] W31 S10 W19 S68 E15 N2 N7 E5 N19 E11 S2 E19 N52 \$														
FGR=[YR=2023;ORIG=60,50] E11 S2 E19 S22 W20 N2 W9 W1 N3 N19 \$														
FOP=[YR=2023;ORIG=40,0] E19 S10 W19 N10 \$														
FOP=[YR=2023;ORIG=55,69] E5 S3 E1 S4 W6 N7 \$														
PTO=[YR=2024;ORIG=40,0] E19 E1 N6 E4 N4 W4 N5 W20 S15 \$														

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	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							