

LOT 5
HAMPTON LAKES PHASE IV-B
OR 2320/460

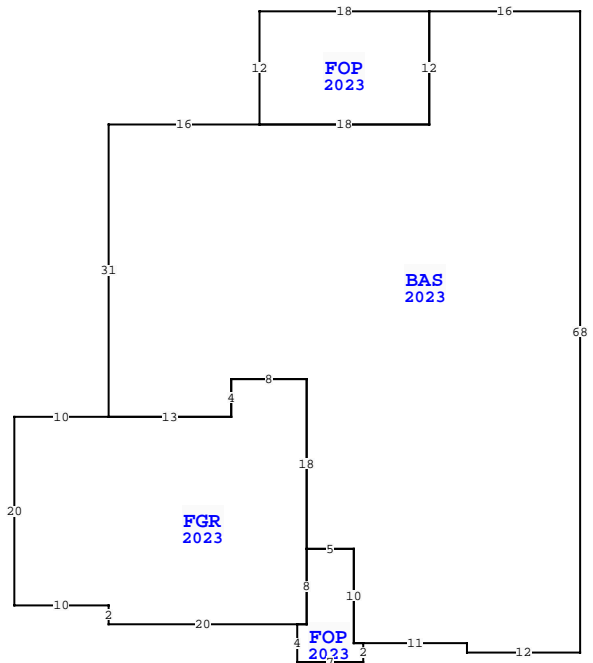
RAMSEY THOMAS M
85294 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32256

2025

13-2N-27-0723-0005-0000

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	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,368	100	2023
FGR	694	55	2023
FOP	66	30	2023
FOP	216	30	2023
TOTALS	3,344		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,835	106.9440	141.17	400,217	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2368 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			400,217
TOTAL MARKET OB/XF VALUE			10,960
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			486,177
SOH/AGL Deduction			7,751
ASSESSED VALUE			478,426
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			427,704
TOTAL JUST VALUE			486,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005364	CO		04/25/2023
22003745	NEW CONSTR	403,279	03/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1601	4/26/2023	SW	Q	I	01	575,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RAMSEY THOMAS M						
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
1	0855	CONC PAVER	0	100	0	1,096.00	SF	10.00	10.00	100	2023	2023		100

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

BUILDING NOTES	
BAS=[YR=2023;ORIG=70,0] W16 S12 W18 W16 S31 E13 N4 E8 S18 E5 S10 E1 E11 S1 E12 N68 \$	
FOP=[YR=2023;ORIG=36,0] E18 S12 W18 N12 \$	
FGR=[YR=2023;ORIG=10,43] E10 E13 N4 E8 S18 S8 W1 W20 N2 W10 N20 \$	
FOP=[YR=2023;ORIG=41,57] E5 S10 E1 S2 W7 N4 E1 N8 \$	

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							