

LOT 11
HAMPTON LAKES PHASE IV-B
OR 2320/460

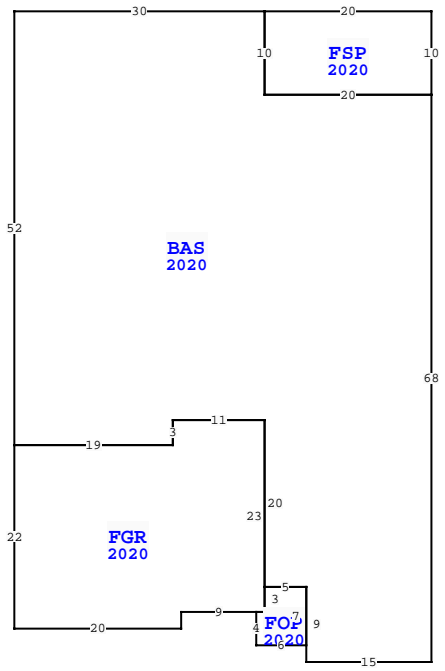
HONEYWELL DANA &/GRAHAM BRENDA
85342 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0011-0000

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		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories		1.	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	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,842	100	2020
FGR	673	55	2020
FOP	39	30	2020
FSP	200	40	2020
TOTALS	3,754		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,304	103.4080	136.50	450,996	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021 Heated Area: 2842 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			444,231
TOTAL MARKET OB/XF VALUE			4,210
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			523,441
SOH/AGL Deduction			215,227
ASSESSED VALUE			308,214
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			257,492
TOTAL JUST VALUE			523,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			502,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012967	CO ISSUED	0	12/28/2020
20008606	NEW CONSTR	387,939	09/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1932	12/29/2020	SW Q	Q	I	01	389,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HONEYWELL DANA & BR						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
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	0812	CONCRETE C	0	100	0	1,074.00	SF	4.00	4.00	100	2020	2020	3	98	4,210	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2020] W20 BAS=[YR=2020] W30 S52 FGR=[YR=2020] S22 E20 N2 E9 FOP=[YR=2020] S4 E6 N7 W5 S3 W1\$ E1 N23 W11 S3 W19\$ E19 N3 E11 S20 E5 S9 E15 N68 W20 N10\$ S10 E20 N10\$.	

LAND DESCRIPTION																								
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							