

LOT 17  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

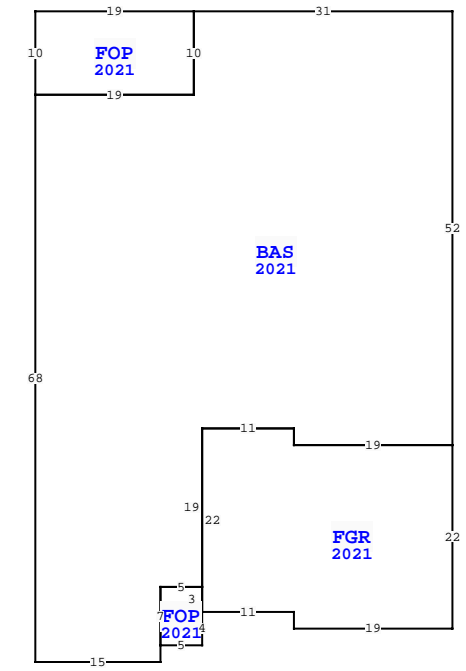
TUCKER WILLIAM/  
85390 FALL RIVER PKWY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0017-0000

| 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    | 60  |
| Interior Floo            | 14 | CARPET       | 40  |
| 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 |
| Units                    |    | 0            | 100 |
| Occupancy                | 00 | NONE         | 100 |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |  |
| 0900   | 01  | 3,293     | 109.2960    | 144.27         | 475,081        | 2021 | 2021 | 0    | 0    | 1.00 | 99.00  |  |  |
| 1 SNGL FAM - 100% - 2022 Heated Area: 2863 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |  |  |



|                  |                  |                  |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,863            | 100              | 2021 | 2,863        | 408,915              |
| FGR              | 660              | 55               | 2021 | 363          | 51,846               |
| FOP              | 35               | 30               | 2021 | 10           | 1,429                |
| FOP              | 190              | 30               | 2021 | 57           | 8,141                |
| TOTALS           | 3,748            |                  |      | 3,293        | 470,330              |

| NASSAU COUNTY PROPERTY    |  |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--|-------------|---|
| VALUATION SUMMARY         |  |  |             |   |
| VALUATION BY              |  |  | STANDARD    |   |
| Tax Group: 4              |  |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |  | 470,330     |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 5,483       |   |
| TOTAL LAND VALUE - MARKET |  |  | 75,000      |   |
| TOTAL MARKET VALUE        |  |  | 550,813     |   |
| SOH/AGL Deduction         |  |  | 105,539     |   |
| ASSESSED VALUE            |  |  | 445,274     |   |
| TOTAL EXEMPTION VALUE     |  |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |  | 394,552     |   |
| TOTAL JUST VALUE          |  |  | 550,813     |   |
| NCON VALUE                |  |  | 0           |   |
| INCOME VALUE              |  |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 528,124     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20013072   | NEW CONSTR  | 391,812 | 12/30/2020 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 9999/9999                      | 6/24/2021 | CN        | Q     | I     | 02     | 389,600    |
| GRANTOR: RICHMOND AMERICAN HOM |           |           |       |       |        |            |
| GRANTEE: TUCKER WILLIAM        |           |           |       |       |        |            |
| 2373/0856                      | 7/02/2020 | SW        | 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              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    | 5.20  | 5.20           | 100       | 2021    | 2021        | 3 | 99     | 5,483           |       |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W31 FOP=[YR=2021] W19 S10 E19 N10S\$10 W19 S68 E15 N2 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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     |                             |      |         |      |     |    |        |