

LOT 21  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

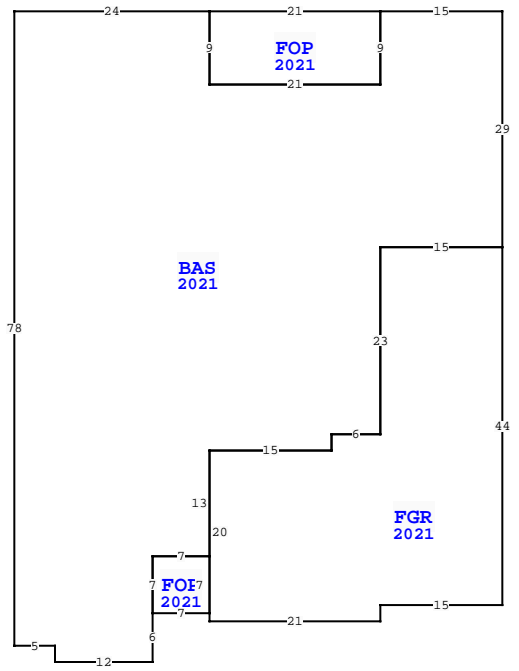
DIDION CHARLES DONALD/DIDION THUAN CAO  
85422 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0723-0021-0000

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	90
Interior Floo	14	CARPET	10
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
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	3,187	100	2021
FGR	1,113	55	2021
FOP	49	30	2021
FOP	189	30	2021
TOTALS	4,538		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,871	109.5300	144.58	559,669	2021	2021	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2022 Heated Area: 3187 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		554,072	
TOTAL MARKET OB/XF VALUE		88,160	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		717,232	
SOH/AGL Deduction		180,540	
ASSESSED VALUE		536,692	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		485,970	
TOTAL JUST VALUE		717,232	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		692,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015812	ADDITION	7,620	11/15/2021
21014008	SWIM POOL	76,158	10/13/2021
20011311	NEW CONSTR	451,755	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/404	1/26/2024	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: DIDION CHARLES D REV						
GRANTEE: DIDION CHARLES DONA						
2527/1957 1/11/2022 QC U I 11 100						
GRANTOR: DIDION CHARLES DONALD						
GRANTEE: DIDION CHARLES D RE						

BUILDING DIMENSIONS						
BAS=[YR=2021] W15 FOP=[YR=2021] W21 S9 E21 N9\$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2021] E7 FGR=[YR=2021] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20\$ N7 W7 S7\$ N7 E7 N13 E15 N2 E6 N23 E15 N29\$.						

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	1,429.00	SF	10.00	10.00	100	2021	2021	3	99	14,147	
2	0861	POOL GUNIT	0	100	0	486.00	SF	85.00	85.00	100	2022	2022	3	95	39,245	
3	0911	SCRN RM A	0	100	60	1,500.00	SF	17.50	17.50	100	2022	2022	3	93	24,413	
4	0855	CONC PAVER	0	100	0	1,046.00	SF	10.00	10.00	100	2022	2022	3	99	10,355	

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							