

LOT 25  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

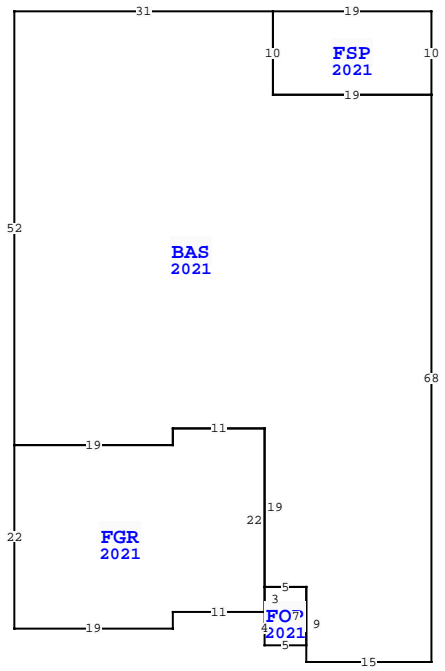
REID DAVID L & ROBIN A L/E/  
85454 FALL RIVER PKWY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0723-0025-0000

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	60
Interior Floor	14	CARPET	40
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
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	2,863	100	2021
FGR	660	55	2021
FOP	35	30	2021
FSP	190	40	2021
TOTALS	3,748		

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	101.3840	133.83	443,245	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023 Heated Area: 2863 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			438,813
TOTAL MARKET OB/XF VALUE			5,683
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			644,496
SOH/AGL Deduction			109,820
ASSESSED VALUE			534,676
TOTAL EXEMPTION VALUE	13		534,676
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			644,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			623,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000030	NEW CONSTR	391,812	01/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2760/571	1/04/2025	LE U		I	11	100
GRANTOR: REID DAVID LLOYD & RO						
GRANTEE: MONACO ASHLEY LECH						
2483/0133	7/21/2021	SW Q		I	02	437,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REID DAVID L & ROBI						

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	1,104.00	SF	5.20	5.20	100	2021	2021	3	99	5,683	

BLD DATE		LGL DATE	
		05/17/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2021] W19 BAS=[YR=2021] W31 S52 FGR=[YR=2021] S22 E19 N2 E11 FOP=[YR=2021] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							