

LOT 38  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

CARLINO JOSEPH J & SHERI L  
85558 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

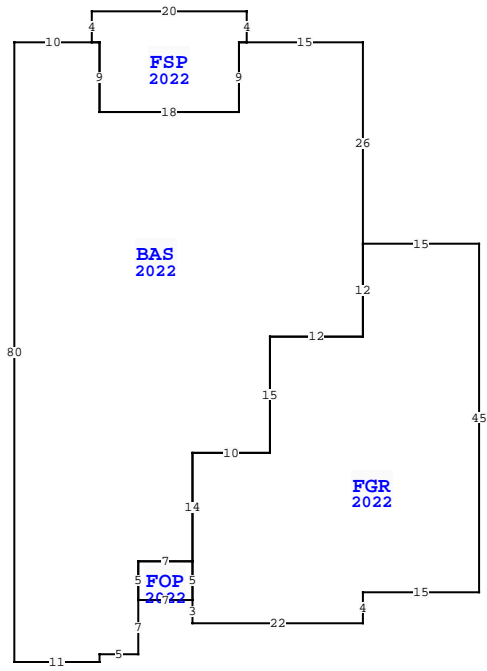
2025

13-2N-27-0723-0038-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
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	2,568	100	2022
FGR	1,339	55	2022
FOP	35	30	2022
FSP	242	40	2022
TOTALS	4,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	102.1200	134.80	459,803	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2025 Heated Area: 2568 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			457,504
TOTAL MARKET OB/XF VALUE			6,713
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			539,217
SOH/AGL Deduction			0
ASSESSED VALUE			539,217
TOTAL EXEMPTION VALUE	13		539,217
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			539,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			514,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015025	CO ISSUED	0	10/07/2022
21006913	NEW CONSTR	412,534	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0330	10/14/2022	SW	Q	I	01	626,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CARLINO JOSEPH J &						
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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	1,304.00	SF	5.20	5.20	100	2022	2022	3	99	6,713	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W15 W1 S9 W18 N9 W1 W10 S80 E11 N1 E5 N7 N5 E7 N14 E10 N15 E12 N12 N26 \$	
FGR=[YR=2022;ORIG=-22,72] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S14 S5 \$	
FSP=[YR=2022;ORIG=-15,0] N4 W20 S4 E1 S9 E18 N9 E1 \$	
FOP=[YR=2022;ORIG=-29,72] E7 N5 W7 S5 \$	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							