

LOT 41
HAMPTON LAKES PHASE IV-A
OR 2343/796

CANNON LINDA J & RUSSELL C
85582 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

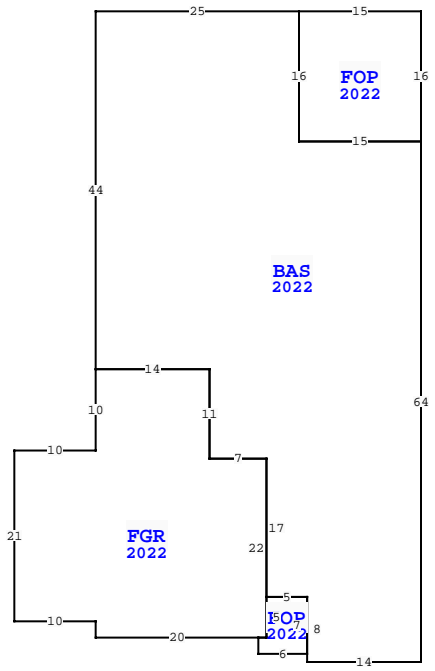
2025

13-2N-27-0723-0041-0000



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	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	2,241	100	2022
FGR	826	55	2022
FOP	37	30	2022
FOP	240	30	2022
TOTALS	3,344		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,778	106.5600	140.66	390,753	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2025										Heated Area: 2241	HX Base Yr 2025



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			388,799
TOTAL MARKET OB/XF VALUE			6,989
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			470,788
SOH/AGL Deduction			0
ASSESSED VALUE			470,788
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			420,066
TOTAL JUST VALUE			470,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			452,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012768	CO ISSUED	0	08/19/2022
21007176	NEW CONSTR	339,889	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/240	4/02/2024	WD Q	Q	I	01	620,000
GRANTOR: GAMBA PATRICIA A & FR						
GRANTEE: CANNON LINDA J & RU						
2586/0246	8/22/2022	SW Q	Q	I	01	533,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GAMBA PATRICIA A &						

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 PAVR	0	100	0	706.00	SF	10.00	10.00	100	2022	2022	3	99	6,989	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
FOP=[YR=2022] W15 BAS=[YR=2022] W25 S44 FGR=[YR=2022] S10 W10 S21 E10 S2 E20 FOP=[YR=2022] S2 E6 N7 W5 S5 W1\$ E1 N22 W7 N11 W14\$ E14 S11 E7 S17 E5 S8 E14 N64 W15 N16\$ S16 E15 N16\$.														

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	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							