

LOT 103
HAMPTON LAKES PHASE IV-A
OR 2343/796

GOEBEL DALE W & HOLLY M
3107 OLD AXSON RD
DOUGLAS, GA 31535

2025

13-2N-27-0723-0103-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 70
Interior Floo	14	CARPET 30
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2021	2,863	406,505
FGR	660	55	2021	363	51,540
FOP	35	30	2021	10	1,420
FSP	190	40	2021	76	10,791
TOTALS	3,748			3,312	470,257

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,191.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

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	108.6520	143.42	475,007	2021	2021	0	0	0	1.00	99.00	
1 SNGL FAM - 0% - 0 Heated Area: 2863 HX Base Yr													
85561 FALL RIVER PKWY, FERNANDINA BEACH, FL 32043													
BLD DATE 06/13/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			470,257
TOTAL MARKET OB/XF VALUE			11,791
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			557,048
SOH/AGL Deduction			9,049
ASSESSED VALUE			547,999
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			547,999
TOTAL JUST VALUE			557,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			534,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017910	CO ISSUED	0	12/28/2021
21005598	NEW CONSTR	413,492	05/24/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/1231	12/28/2021	WD	Q	I	01	464,700	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: GOEBEL DALE WILLIAM							
2373/0856	7/02/2020	SW	Q	V	05	3,194,300	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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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\$.									