

LOT 110
HAMPTON LAKES PHASE IV-B
OR 2320/460

MCCLURE JOHN GUENTHER & POLLY J
95253 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0110-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,282	100	2021	2,282	271,214
FGR	587	55	2021	323	38,388
FOP	25	30	2021	8	950
FOP	165	30	2021	50	5,943
TOTALS	3,059			2,663	316,496

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	884.00	SF	10.00	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	
0100	01	2,663	120.0528	120.05	319,693	2021	2021	0	0	0	1.00	99.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2282 HX Base Yr												
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU												

TOTAL OB/XF												
8,752												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		316,496	
TOTAL MARKET OB/XF VALUE		8,752	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		400,248	
SOH/AGL Deduction		0	
ASSESSED VALUE		400,248	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		400,248	
TOTAL JUST VALUE		400,248	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		385,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009920	NEW CONSTR	310,459	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1228	5/26/2021	SW	Q	I	01	338,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCLURE JOHN GUENTH						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] W16 FOP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.									