

LOT 118
HAMPTON LAKES PHASE IV-B
OR 2320/460

WEBB NANCY YVONNE L/E/
85173 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0118-0000



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		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	2,660	100	2022	2,660	307,070
FGR	620	55	2022	341	39,365
FOP	60	30	2022	18	2,078
FSP	198	40	2022	79	9,120
TOTALS	3,538			3,098	357,633

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	975.00	SF	10.00	10.00
2	0462	ST/AL FNC	0 100	0	0	456.00	SF	10.00	10.00
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2023

Heated Area: 2660

HX Base Yr 2023

BLD DATE 03/06/2023 NW
XF DATE
INC DATE

LGL DATE 06/13/2023 MLU
LAND DATE
AG DATE

TOTAL OB/XF									
14,573									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,633	
TOTAL MARKET OB/XF VALUE		14,573	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		447,206	
SOH/AGL Deduction		77,218	
ASSESSED VALUE		369,988	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		314,266	
TOTAL JUST VALUE		447,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,275	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001129	CO ISSUED	0	01/20/2022
21004724	NEW CONSTR	385,461	04/15/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2741/1416	10/03/2024	LE U	I	I	11
GRANTOR: WEBB NANCY YVONNE					
GRANTEE: PATE KELLY LYNN					
2533/1153	1/26/2022	SW Q	I	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: WEBB NANCY YVONNE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.									