

LOT 1  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

FUGELSANG JEFFREY T & DANIELLE N  
84983 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

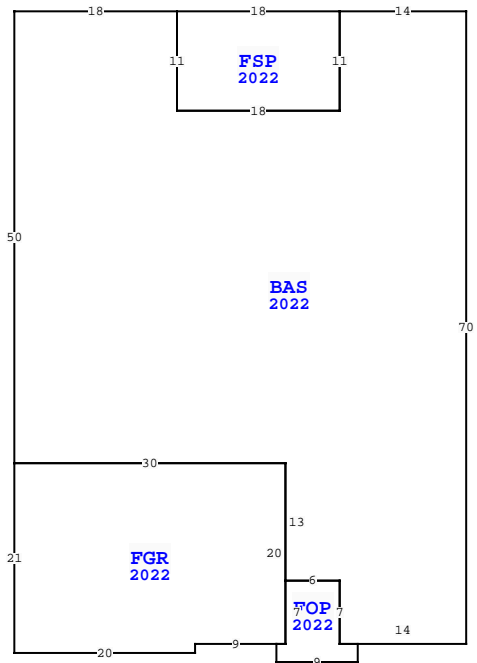
2025

13-2N-27-0724-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 60	
Interior Floo	14	CARPET 40	
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
BAS	2,660	100	2022
FGR	620	55	2022
FOP	60	30	2022
FSP	198	40	2022
TOTALS	3,538		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	112.8288	112.83	349,547	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			347,799
TOTAL MARKET OB/XF VALUE			57,967
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			480,766
SOH/AGL Deduction			8,318
ASSESSED VALUE			472,448
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			421,726
TOTAL JUST VALUE			480,766
NCON VALUE			48,978
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010571	SCREEN ENCLOSURE	12,284	09/13/2024
SP240008905	NEW INGROUND SWIM	77,112	07/31/2024
22017526	CO ISSUED	0	11/28/2022
22004323	NEW CONSTR	439,081	03/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0791	11/29/2022	SW	Q	I	01	540,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FUGELSANG JEFFREY T						
2562/0430	5/06/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

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 PAVER	0	100	0	908.00	SF	10.00	10.00	100	2022	2022	3	99	8,989	
2	0911	SCRN RM A	0	100	33	825.00	SF	17.50	17.50	100	2025	2024		100	14,438	
3	0861	POOL GUNIT	0	100	27	324.00	SF	85.00	85.00	100	2025	2024		100	27,540	
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0855	CONC PAVER	0	100	0	500.00	SF	10.00	10.00	100	2025	2024		100	5,000	

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

BUILDING NOTES	
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 \$.	

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 T	DPTH 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									