

LOT 2
HAMPTON LAKES PHASE V-A
OR 2409/1745

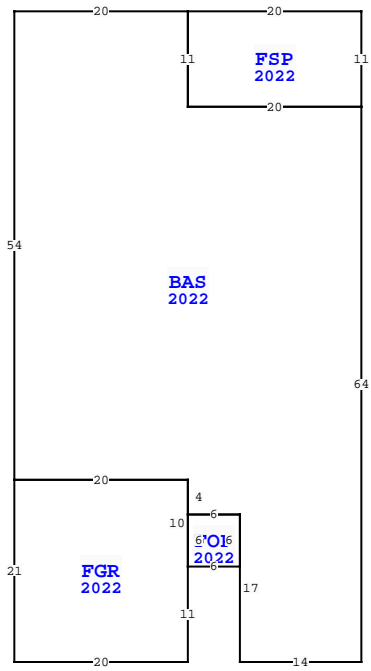
KLEIN SHEILA JEAN
84975 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0002-0000

| 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 | 11 | CLAY TILE | 60 |
| Interior Floo | 04 | C ABOVE GD | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 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 | 2,258 | 100 | 2022 |
| FGR | 420 | 55 | 2022 |
| FOP | 36 | 30 | 2022 |
| FSP | 220 | 40 | 2022 |
| TOTALS | 2,934 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,588 | 120.9600 | 120.96 | 313,044 | 2022 | 2022 | 0 | 0 | 0.50 | 99.50 |
| 1 SINGLE FAM - 100% - 2023 | | | | | | | | | | Heated Area: 2258 | 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 | | | 311,479 |
| TOTAL MARKET OB/XF VALUE | | | 5,504 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 391,983 |
| SOH/AGL Deduction | | | 7,152 |
| ASSESSED VALUE | | | 384,831 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 334,109 |
| TOTAL JUST VALUE | | | 391,983 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 377,947 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22017571 | CO ISSUED | 0 | 11/29/2022 |
| 22004916 | NEW CONSTR | 367,382 | 03/30/2022 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2605/1350 | 11/29/2022 | SW | Q | I | 01 | 437,600 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: KLEIN SHEILA JEAN | | | | | | |
| 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 | 556.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 5,504 | |

| BLD DATE | | 03/06/2023 | NW | LGL DATE | 06/13/2023 | MLU |
|----------|--|------------|----|----------|------------|-----|
|----------|--|------------|----|----------|------------|-----|

| BUILDING NOTES | |
|---|--|
| 84975 FALL RIVER PKWY, FERNANDINA BEACH | |

| BUILDING DIMENSIONS | |
|--|--|
| FSP=[YR=2022] W20 BAS=[YR=2022] W20 S54 FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E6 N6W6S6\$ N10 W20\$ E20 S4 E6 S17 E14 N64 W20 N11\$ S11 E20 N11\$. | |

| 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 | 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 | | | | | | | |