

LOT 8
HAMPTON LAKES PHASE V-A
OR 2409/1745

SENNE JOANNE & DONALD GEORGE
84919 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0008-0000

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	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	119.0448	119.04	319,265	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2266 HX Base Yr 2023

TOTALS	3,154		2,682	317,669							
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	632.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0	100	10	200.00	SF	10.00	10.00	100	2022
3	0462	ST/AL FNC	0	100	0	672.00	SF	10.00	10.00	100	2022
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022

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
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,669
TOTAL MARKET OB/XF VALUE			15,209
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			407,878
SOH/AGL Deduction			6,405
ASSESSED VALUE			401,473
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			350,751
TOTAL JUST VALUE			407,878
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014584	CO ISSUED	0	09/23/2022
22000636	NEW CONSTR	381,501	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1753	9/28/2022	SW	Q	I	01	460,500

GRANTOR: LENNAR HOMES LLC
GRANTEE: SENNE JOANNE & DONA
2520/1612 12/07/2021 SW Q V 05 308,000
GRANTOR: AG ESSENTIAL HOUSING
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FOP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11\$ N8 W6 S8\$ N8 E6 N3 E29 N46\$.	

LAND DESCRIPTION																								
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	1.00	75,000.00	75,000.00	75,000							