

LOT 9  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

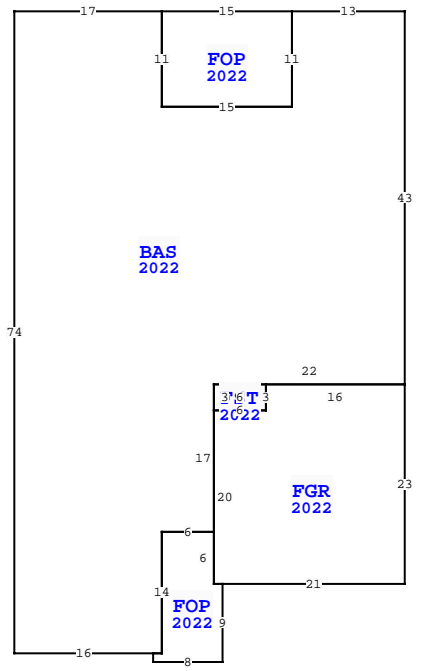
GIFFORD KYLE S & KESHIA A  
84911 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0009-0000

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		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	2,399	100	2022
FGR	488	55	2022
FOP	100	30	2022
FOP	165	30	2022
FST	18	55	2022
TOTALS	3,170		
			2,757
			334,864

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
Heated Area: 2399						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			334,864
TOTAL MARKET OB/XF VALUE			8,227
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			418,091
SOH/AGL Deduction			0
ASSESSED VALUE			418,091
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			418,091
TOTAL JUST VALUE			418,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			403,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007384	CO ISSUED	0	06/29/2022
2100784	NEW CONSTR	345,681	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0937	6/30/2022	SW	Q	I	01	443,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GIFFORD KYLE STEPHE						
2520/1612	12/07/2021	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	0	0	831.00	SF	10.00	10.00	100	2022	2022	3	99	8,227	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2022] W13 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11  
 W17 S74 E16 FOP=[YR=2022] S1 E8 N9 FGR=[YR=2022] E21 N23 W16  
 FST=[YR=2022] W6S3E6N3\$ S3 W6 S20 E1 \$ W1N6 W6 S14 W1\$ E1 N14  
 E6 N17 E22 N43\$.

LAND DESCRIPTION		TOTAL OB/XF															8,227							
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							