

LOT 10  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

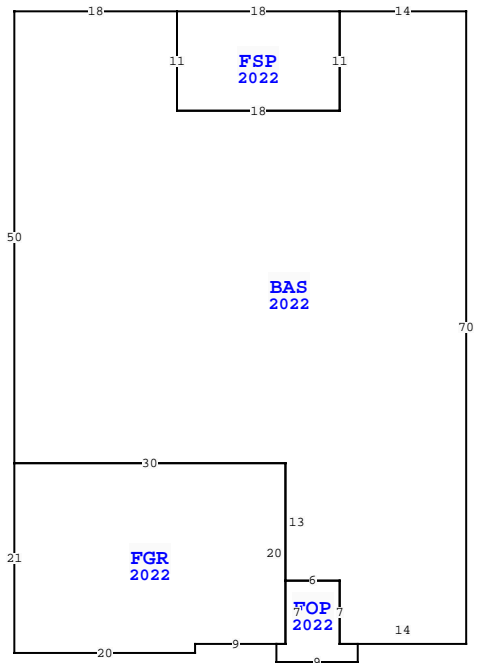
ESTUPINAN JOHN A/WRIGHT KIMBERLY S  
84903 FALL RIVER PARKWAY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0010-0000

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 Floor	11	CLAY TILE	70
Interior Floor	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	2,660	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	116.0166	116.02	359,430	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			357,633
TOTAL MARKET OB/XF VALUE			8,801
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			441,434
SOH/AGL Deduction			141,691
ASSESSED VALUE			299,743
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			249,021
TOTAL JUST VALUE			441,434
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011017	CO ISSUED	0	07/19/2022
21006530	NEW CONSTR	385,461	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1694	7/26/2022	SW Q	Q	I	01	474,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ESTUPINAN JOHN A &						
2546/0346	3/08/2022	SW Q	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	889.00	SF	10.00	10.00	100	2022	2022	3	99	8,801	

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

BUILDING NOTES	
84903 FALL RIVER PKWY, FERNANDINA BEACH	

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 \$.	

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	75,000.00	75,000.00	75,000							