

LOT 13  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

DECOSTE JANET NEFF/NESS PETER DAVID  
84879 FALL RIVER PKWY  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0013-0000



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	14	CARPET	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	2,266	100	2022
FGR	618	55	2022
FOP	48	30	2022
FOP	240	30	2022
TOTALS	3,172		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	117.7344	117.73	316,929	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2025 Heated Area: 2266 HX Base Yr 2025

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			315,344
TOTAL MARKET OB/XF VALUE			7,237
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			397,581
SOH/AGL Deduction			0
ASSESSED VALUE			397,581
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			346,859
TOTAL JUST VALUE			397,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013095	CO ISSUED	0	08/25/2022
21015183	NEW CONSTR	381,531	11/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0453	8/26/2022	SW	Q	I	01	488,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DECOSTE JANET NEFF						
2546/0346	3/08/2022	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	731.00	SF	10.00	10.00	100	2022	2022	3	99	7,237	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2022] W13 FOP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.														

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	DPHT 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							