

LOT 29
HAMPTON LAKES PHASE V-A
OR 2409/1745

INGRAM SAMANTHA N & BOBBY D C
85225 SAGAMORE COURT
FERNANDINA BEACH, FL 32034

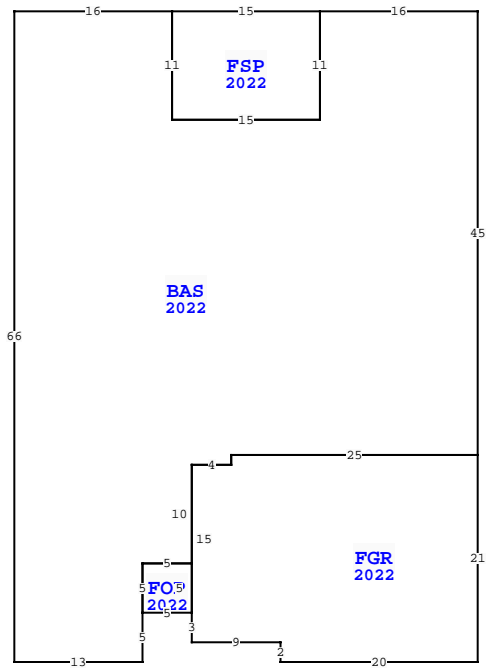
2025

13-2N-27-0724-0029-0000



| 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 | | 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 | 2,282 | 100 | 2022 |
| FGR | 587 | 55 | 2022 |
| FOP | 25 | 30 | 2022 |
| FSP | 165 | 40 | 2022 |
| TOTALS | 3,059 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,679 | 120.7584 | 120.76 | 323,516 | 2022 | 2022 | 0 | 0 | 0.50 | 99.50 |
| 1 SINGLE FAM - 100% - 2023 | | | | | | | | | | Heated Area: 2282 | 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 | | | 321,898 |
| TOTAL MARKET OB/XF VALUE | | | 16,358 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 413,256 |
| SOH/AGL Deduction | | | 6,503 |
| ASSESSED VALUE | | | 406,753 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 356,031 |
| TOTAL JUST VALUE | | | 413,256 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 399,005 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22016247 | CO ISSUED | 0 | 10/28/2022 |
| 22004060 | NEW CONSTR | 376,981 | 03/15/2022 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2604/0921 | 11/22/2022 | SW | Q | I | 01 | 423,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: INGRAM SAMANTHA NIC | | | | | | |
| 2583/1037 | 8/08/2022 | WD | Q | V | 05 | 1,154,700 |
| 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 | 902.00 | UT | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 8,930 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 720.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 95 | 6,840 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 588 | |

| | | | | | | | |
|-------------------------------------|--|------------|----|-----------|--|------------|-----|
| BLD DATE | | 03/06/2023 | NW | LGL DATE | | 06/13/2023 | MLU |
| XF DATE | | | | LAND DATE | | | |
| INC DATE | | | | AG DATE | | | |
| 85225 SAGAMORE CT, FERNANDINA BEACH | | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5 W5 S5\$ N5 E5 N10 E4 N1 E25 N45\$. | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 16,358 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000100 | C | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |