

LOT 37
HAMPTON LAKES PHASE V-A
OR 2409/1745

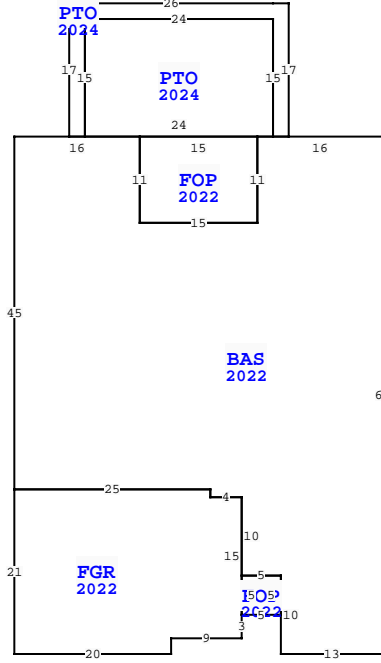
HALLOCK GLEN DALE
84759 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0037-0000

| 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 | 60 |
| Interior Floor | 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 |
| FOP | 165 | 30 | 2022 |
| PTO | 116 | 5 | 2024 |
| PTO | 360 | 5 | 2024 |
| TOTALS | 3,535 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,687 | 120.7584 | 120.76 | 324,482 | 2022 | 2022 | 0 | 0 | 0.50 | 99.50 |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 2282 HX Base Yr 2023 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 322,860 |
| TOTAL MARKET OB/XF VALUE | | | 15,003 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 412,863 |
| SOH/AGL Deduction | | | 5,109 |
| ASSESSED VALUE | | | 407,754 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 357,032 |
| TOTAL JUST VALUE | | | 412,863 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 398,553 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 23000842 | ADDITION | 12,465 | 01/20/2023 |
| 22017456 | CO ISSUED | 0 | 11/23/2022 |
| 22004497 | NEW CONSTR | 376,981 | 03/23/2022 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2605/0857 | 11/29/2022 | SW | Q | I | 01 | 456,900 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: HALLOCK GLEN DALE | | | | | | |
| 2590/0661 | 9/07/2022 | SW | Q | V | 05 | 231,000 |
| 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 |
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 810.00 | SF | 10.00 | 10.00 | 100 | 2022 |
| 2 | 0912 | SCRN RM G | 0 | 100 | 24 | 360.00 | SF | 20.00 | 20.00 | 100 | 2024 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 15,003 | | | | | | | | | | | |
| 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 |

| BUILDING NOTES | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022;ORIG=0,0] W16 S11 W15 N11 W16 S45 E25 S1 E4 S10 E5 S10 E13 N66 \$ | | | | | | | | | | | |
| FGR=[YR=2022;ORIG=-47,45] S21 E20 N2 E9 N3 N15 W4 N1 W25 \$ | | | | | | | | | | | |
| FOP=[YR=2022;ORIG=-16,0] W15 S11 E15 N11 \$ | | | | | | | | | | | |
| FOP=[YR=2022;ORIG=-18,61] E5 N5 W5 S5 \$ | | | | | | | | | | | |
| PTO=[YR=2024;ORIG=-38,-15] E24 S15 W24 N15 \$ | | | | | | | | | | | |
| PTO=[YR=2024;ORIG=-14,-17] E2 S17 W2 N15 W24 S15 W2 N17 E26 \$ | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 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 |