

LOT 51
HAMPTON LAKES PHASE V-A
OR 2409/1745

BREWIS CRAIG WILLIAM
85328 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

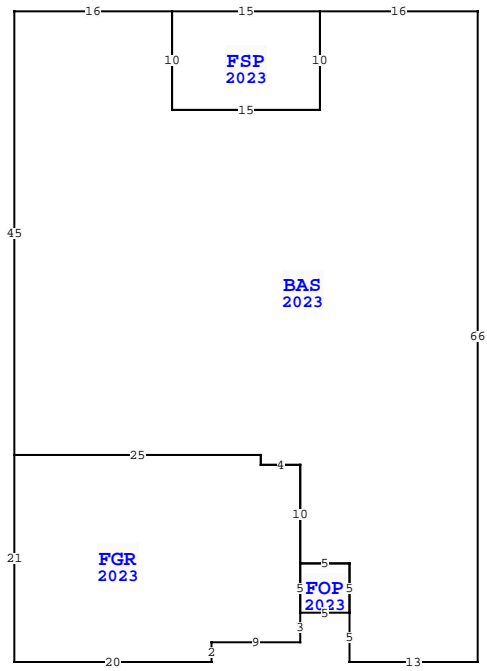
2025

13-2N-27-0724-0051-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	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
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,297	100	2023
FGR	587	55	2023
FOP	25	30	2023
FSP	150	40	2023
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	2,688	113.7024	113.70	305,626	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2297 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,626
TOTAL MARKET OB/XF VALUE			8,270
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			513,896
SOH/AGL Deduction			0
ASSESSED VALUE			513,896
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			513,896
TOTAL JUST VALUE			513,896
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002148	CO ISSUED	0	02/17/2023
22008537	NEW CONSTR	365,200	06/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1246	2/24/2023	SW	Q	I	01	455,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BREWIS CRAIG WILLIAM						
2607/1241	12/07/2022	SW	U	V	37	615,900
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 PAVR	0	0	0	827.00	SF	10.00	10.00	100	2023	2023		100	8,270	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=80,0] W16 S10 W15 N10 W16 S45 E25 S1 E4 S10 E5 S5 S5 E13 N66 \$	
FSP=[YR=2023;ORIG=49,0] E15 S10 W15 N10 \$	
FGR=[YR=2023;ORIG=33,45] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 \$	
FOP=[YR=2023;ORIG=62,56] E5 S5 W5 N5 \$	

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	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							