

LOT 54  
HAMPTON LAKES PHASE V-B  
OR 2445/712

WHITE DAVID ASHLEY & LINDSEY B  
85352 STONEHURST PARKWAY  
FERNANDINA BEACH, FL 32034

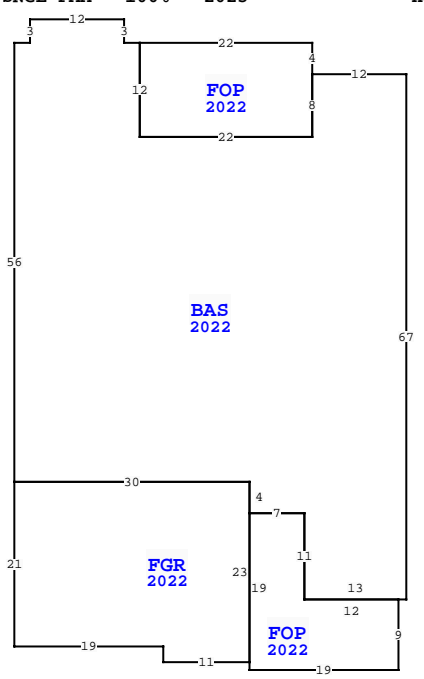
2025

13-2N-27-0724-0054-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	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	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,747	100	2022
FGR	652	55	2022
FOP	248	30	2022
FOP	264	30	2022
TOTALS	3,911		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,259	126.9600	167.59	546,176	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2747 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			543,445
TOTAL MARKET OB/XF VALUE			6,216
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			749,661
SOH/AGL Deduction			160,386
ASSESSED VALUE			589,275
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			538,553
TOTAL JUST VALUE			749,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			723,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006577	CO ISSUED	0	04/27/2022
21006790	NEW CONSTR	402,955	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1487	4/28/2022	WD Q	Q	I	02	671,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WHITE DAVID ASHLEY						
2457/1754	4/30/2021	SW Q	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	0810	CONCRETE A	0	100	0	966.00	SF	6.50	6.50	100	2022	2022	3	99	6,216	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2024	MLU

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E22 N8\$ S8 W22 N12 W2 N3 W12 S3 W2 S56FGR=[YR=2022] S21 E19 S2 E11 FOP=[YR=2022] S1 E19 N9 W12 N11 W7 S19\$ N23 W30\$ E30 S4 E7 S11 E13 N67\$.																			

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	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							