

LOT 104
HAMPTON LAKES PHASE V-B
OR 2445/712

VALLEE DAVID ERNEST
85752 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0104-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0100	01	2,781	122.9760	122.98	342,007	2023	2023	0	0	0	0.00	100.00	VALUATION BY	STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024												Heated Area: 2424				HX Base Yr 2024								
Roof Cover	03	COMP SHNGL 100															Tax Group: 4				Tax Dist:						
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE				342,007						
Interior Floor	11	CLAY TILE 100															TOTAL MARKET OB/XF VALUE				7,780						
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET				75,000						
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE				424,787						
Bedrooms	4	100															SOH/AGL Deduction				5,280						
Bathrooms	3	100															ASSESSED VALUE				419,507						
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE				HX HB 50,722						
Stories	1.	1. 100	BASE TAXABLE VALUE				368,785																				
Units	1	100	TOTAL JUST VALUE				424,787																				
			NCON VALUE				0																				
			INCOME VALUE																								
			PREVIOUS YEAR MKT VALUE				407,684																				