

LOT 184
HAMPTON LAKES PHASE V-A
OR 2409/1745

BOHNER RICHARD JR FAMILY TRUST/BOHNER PATRICK RICH
PO BOX 1515
SMITHTOWN, NY 11787

2025

13-2N-27-0724-0184-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		2 100
Frame	02	WOOD FRAME 100
Stories		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2022	2,266	265,442
FGR	618	55	2022	340	39,828
FOP	48	30	2022	14	1,640
FSP	240	40	2022	96	11,245
TOTALS	3,172			2,716	318,156

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	911.00	SF	10.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,716	117.7344	117.73	319,755	2022	2022	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 2266									
HX Base Yr									
84914 FALL RIVER PKWY, FERNANDINA BEACH									
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU									
XF DATE									
INC DATE									
AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			318,156
TOTAL MARKET OB/XF VALUE			9,019
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			402,175
SOH/AGL Deduction			0
ASSESSED VALUE			402,175
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			402,175
TOTAL JUST VALUE			402,175
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013326	CO ISSUED	0	08/31/2022
21015448	NEW CONSTR	334,793	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0483	10/11/2022	QC	U	I	11	100
GRANTOR: BOHNER RICHARD B JR						
GRANTEE: BOHNER RICHARD B JR						
2587/0325	8/26/2022	SW	Q	I	01	432,700
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOHNER RICHARD B JR						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2022] W13 FSP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6N8W6S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00
TOTAL OB/XF 9,019									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		