

LOT 187
HAMPTON LAKES PHASE V-A
OR 2409/1745

CLAPPER FAMILY TRUST/CLAPPER LUTHR E TRUSTEE
84938 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0187-0000



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		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
BAS	2,282	100
FGR	587	55
FOP	25	30
FOP	165	30
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	2,663	120.7584	120.76	321,584	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2282 HX Base Yr 2023											
TOTALS	3,059		2,663	319,976							

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 4				Tax Dist:							
BUILDING MARKET VALUE								319,976			
TOTAL MARKET OB/XF VALUE								17,268			
TOTAL LAND VALUE - MARKET								75,000			
TOTAL MARKET VALUE								412,244			
SOH/AGL Deduction								6,373			
ASSESSED VALUE								405,871			
TOTAL EXEMPTION VALUE								HX HB		50,722	
BASE TAXABLE VALUE								355,149			
TOTAL JUST VALUE								412,244			
NCON VALUE								0			
INCOME VALUE											
PREVIOUS YEAR MKT VALUE								398,084			