

LOT 47
IN OR 2220/260
HAMPTON LAKES #2 PBK 8/165

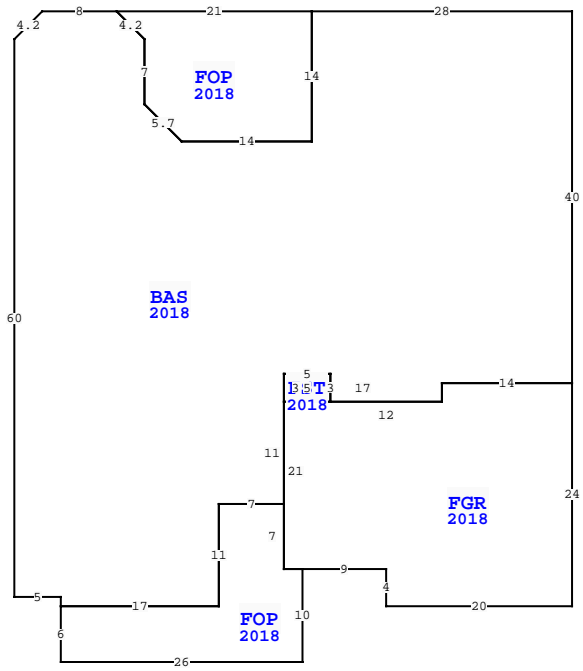
KOCH GREGORY M
85045 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0047-0000

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 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		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,795	100	2018
FGR	681	55	2018
FOP	241	30	2018
FOP	249	30	2018
FST	15	55	2018
TOTALS	3,981		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,325	105.6160	139.41	463,538	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2019 Heated Area: 2795 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			451,950
TOTAL MARKET OB/XF VALUE			20,511
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			547,461
SOH/AGL Deduction			195,063
ASSESSED VALUE			352,398
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			301,676
TOTAL JUST VALUE			547,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			525,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003404	CO ISSUED	0	04/04/2018
17006726	NEW CONSTR	366,385	07/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0260	8/28/2018	SW	Q	I	01	368,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: KOCH GREGORY M						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

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	0462	ST/AL FNC	0	100	120	4		10.00	10.00	100	2018	2018	3	84	4,032	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2018	2018	3	97	15,927	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2018	2018	3	92	552	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W28 FOP=[YR=2018] W21 R3 D3 S7 R4 D4 E14 N14\$ S14 W14 U4 L4 N7 U3 L3 W8 L3 D3 S60 E5 S1 FOP=[YR=2018] S6 E26 N10 FGR=[YR=2018] E9 S4 E20 N24 W14 S2 W12 FST=[YR=2018] W5 N3 E5 S3\$ N3 W5 S21 E2\$ W2 N7 W7 S11 W17\$ E17 N11 E7 N11 E17 N2 E14 N40\$.	

LAND DESCRIPTION																								
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							