LOT 90
IN OR 2150/1302
HAMPTON LAKES #1 PB 7/252

JAUSEL THOMAS P & SYLVIE N
85066 CALUMET DR
FERNADNINA BEACH, FL 32034

2026

13-2N-27-0720-0090-0000

NASSAU COUNTY PROPERTY

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 100
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	02	Quality Level 02

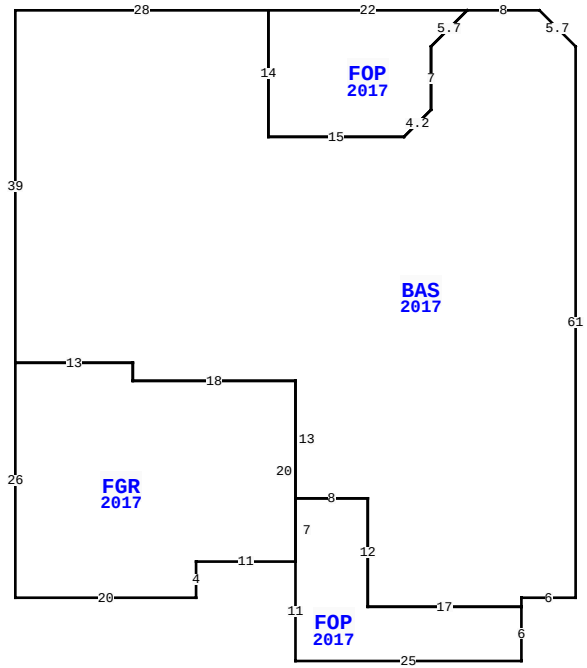
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,926	100	2017	2,926	421,929
FGR	726	55	2017	399	57,536
FOP	246	30	2017	74	10,671
FOP	256	30	2017	77	11,103
TOTALS	4,154			3,476	501,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,476	107.5020	149.43	519,419	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 2926 HX Base Yr 2018



85066 CALUMET DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		501,239
TOTAL MARKET OB/XF VALUE		74,304
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		650,543
SOH/AGL Deduction		163,120
ASSESSED VALUE		487,423
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		436,012
TOTAL JUST VALUE		650,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001051	POOL SCREEN ENCLO	19,344	01/26/2024
230008859	POOL	108,000	07/05/2023
17008637	CO ISSUED	0	09/29/2017
17003213	NEW CONSTR	507,104	04/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/1302	9/29/2017	SW	Q	I	02	412,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: JAUSEL THOMAS PAUL						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U4 L4 W8 FOP=[YR=2017] W22 S14 E15 U3 R3 N7 U4 R4 $ D4 L4 S7 D3 L3 W15 N14 W28 S39 FGR=[YR=2017] S26 E20 N4 E11 FOP=[YR=2017] S11 E25 N6 W17 N12 W8 S7$ N20 W18 N2 W13$ E13 S2 E18 S13 E8 S12 E17 N1 E6 N61$.

EXTRA FEATURES

LN	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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
7	0911	SCRN RM A	0	100	58	24	1,392.00	SF	18.00	18.00	100	2025	2024		97	24,304	

LAND DESCRIPTION

TOTAL OB/XF 74,304

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/27/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS