

LOT 1
HAMPTON LAKES PHASE 3
OR 2229/288

LANG KATHERIN H & TIMOTHY MARTIN
85500 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0001-0000



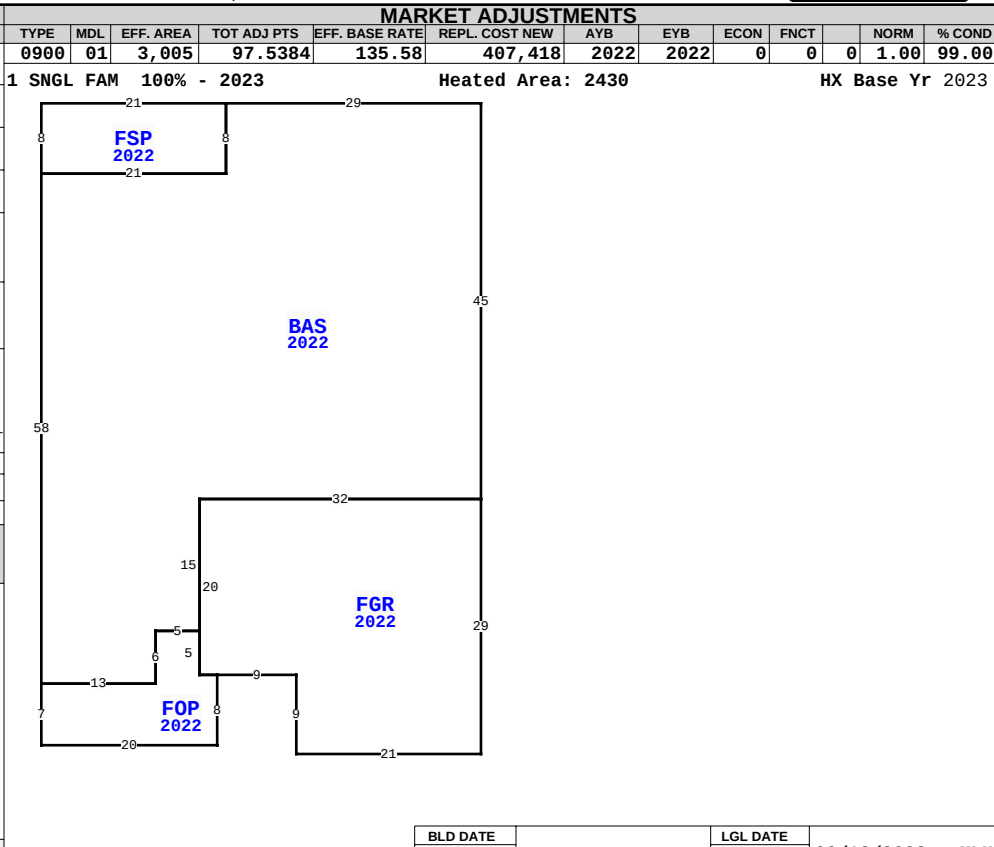
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2022	2,430	326,164
FGR	829	55	2022	456	61,206
FOP	172	30	2022	52	6,980
FSP	168	40	2022	67	8,993
TOTALS	3,599			3,005	403,344

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00
5	0911	SCRN RM A	0 100	49	16	784.00	SF	18.00	18.00

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	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	403,344								
TOTAL MARKET OB/XF VALUE	72,701								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	551,045								
SOH/AGL Deduction	390								
ASSESSED VALUE	550,655								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	499,244								
TOTAL JUST VALUE	551,045								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	542,008								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016710	ADDITION	13,554	11/08/2022
22004836	SWIM POOL	85,870	03/29/2022
22000690	CO ISSUED	0	01/12/2022
21005928	NEW CONSTR	369,029	05/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1852	1/19/2022	SW	Q	I	02	489,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LANG KATHERINE HENN						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2022] S7 E20 N8 FGR=[YR=2022] E9 S9 E21 N29 W32 S20 E2\$ W2 N5 W5 S6 W13\$ E13 N6 E5 N15 E32 N45\$.									