

LOT 3
HAMPTON LAKES PHASE 3
OR 2229/288

TURLIP ROBERT M & DONNA F
85440 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0003-0000



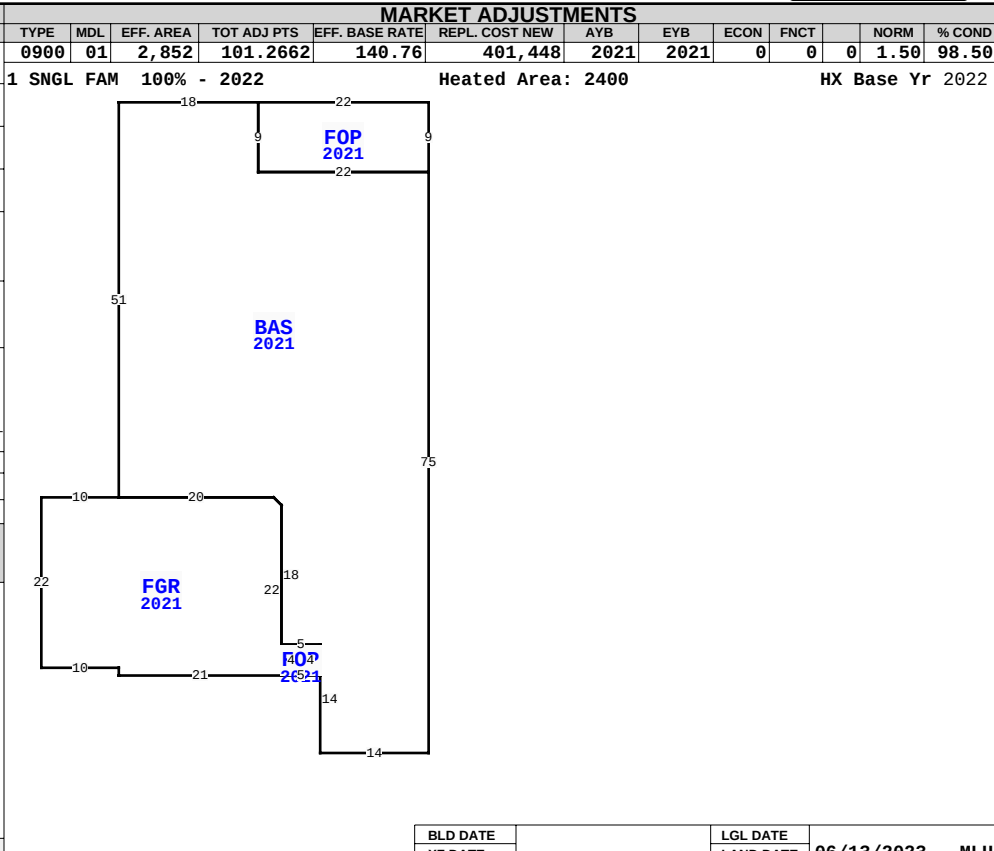
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2021	2,400	332,757
FGR	703	55	2021	387	53,657
FOP	20	30	2021	6	832
FOP	198	30	2021	59	8,180
TOTALS	3,321			2,852	395,426

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00
3	0911	SCRN RM A	0	100	39	1,014.00	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	395,426								
TOTAL MARKET OB/XF VALUE	76,427								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	546,853								
SOH/AGL Deduction	76,479								
ASSESSED VALUE	470,374								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	418,963								
TOTAL JUST VALUE	546,853								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	544,000								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010020	POOL ENCL	13,470	08/04/2023
21007215	SWIM POOL	81,912	08/09/2021
20009329	NEW CONSTR	331,371	10/06/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2451/1524	4/12/2021	SW	Q	I	02	421,600	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:TURLIP ROBERT M & D							
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									
FOP=[YR=2021] W22 BAS=[YR=2021] W18 S51 FGR=[YR=2021] W10 S22 E10 S1 E21 FOP=[YR=2021] E5 N4 W5 S4\$ N22 U1 L1 W20\$ E20 R1 D1 S18 E5 S14 E14 N75 W22 N9\$ S9 E22 N9\$.									