LOT 34
HAMPTON LAKES PHASE V-A
OR 2409/1745

LEMENE FRANKLIN & DALELENE A M
85140 POPLAR BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

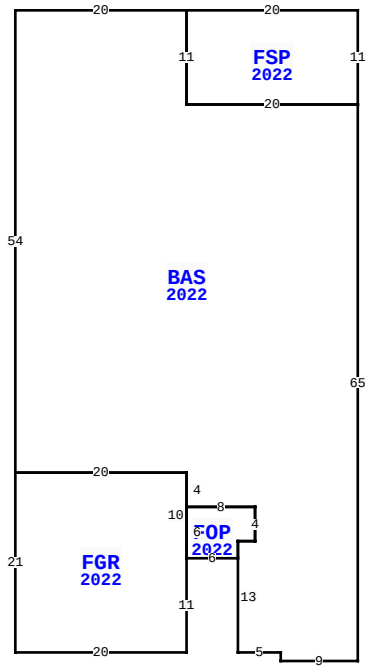
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,259	100	2022	2,259	281,207
FGR	420	55	2022	231	28,756
FOP	44	30	2022	13	1,619
FSP	220	40	2022	88	10,954
TOTALS	2,943			2,591	322,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,591	119.7504	125.74	325,792	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 2259 HX Base Yr 2026



BLD DATE	03/06/2023	NW	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85140 POPLAR BREEZE WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,534
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		397,534
SOH/AGL Deduction		0
ASSESSED VALUE		397,534
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,123
TOTAL JUST VALUE		397,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018855	CO ISSUED	0	12/28/2022
22003578	NEW CONSTR	369,044	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0914	12/30/2022	SW	Q	I	01	425,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LEMENE FRANKLIN & D						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 BAS=[YR=2022] W20 S54 FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E6 N2E2N4W8S6$ N10 W20$ E20 S4 E8 S4 W2 S13 E5 S1 E9 N65 W20 N11 $ S11 E20 N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 03/01/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS