

LOT 158
HAMPTON LAKES PHASE V-B
OR 2445/712

PIERCE SCOTT & GABRIELE
85387 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0158-0000



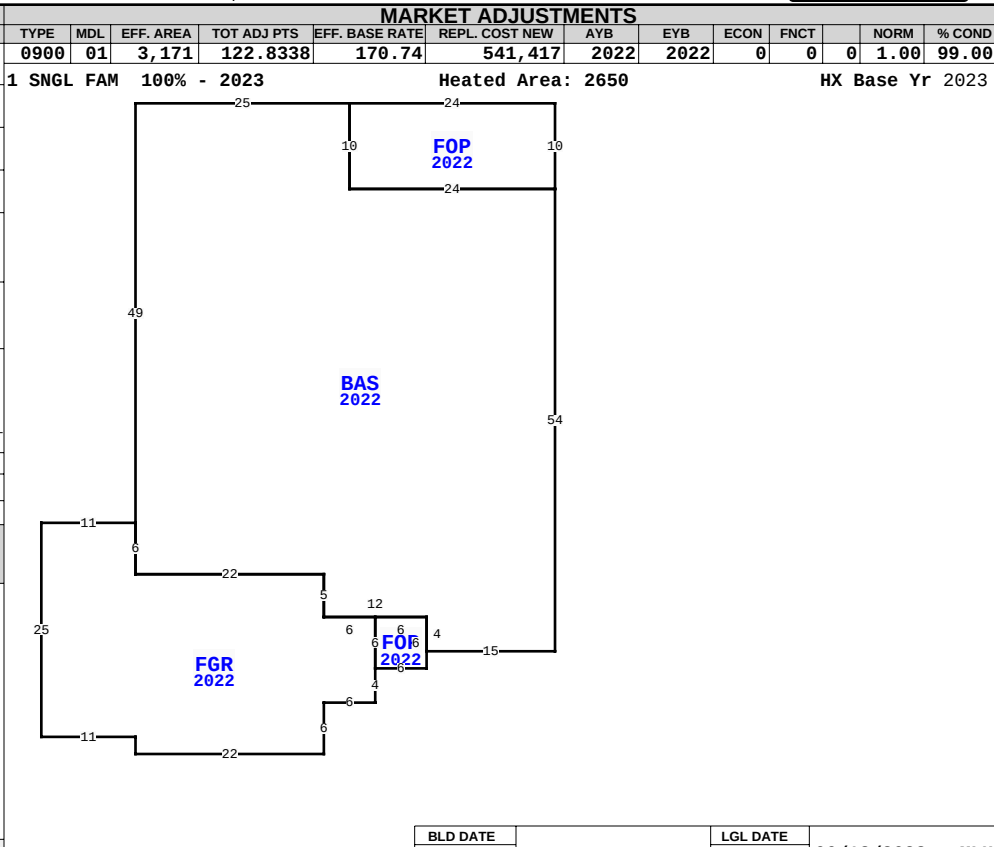
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,650	100	2022	2,650	447,936
FGR	797	55	2022	438	74,036
FOP	36	30	2022	11	1,859
FOP	240	30	2022	72	12,170
TOTALS	3,723			3,171	536,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0860	POOL/SPA	0 100	30	0	1.00	UT	50,000.00	50,000.00

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									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0860	POOL/SPA	0 100	30	0	1.00	UT	50,000.00	50,000.00

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	536,003								
TOTAL MARKET OB/XF VALUE	50,000								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	661,003								
SOH/AGL Deduction	23,451								
ASSESSED VALUE	637,552								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	586,141								
TOTAL JUST VALUE	661,003								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	654,815								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004873	NO DESCRIPTION	84,279	04/14/2023
22012835	CO ISSUED	0	08/22/2022
2109343	NEW CONSTR	427,519	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/0913	8/24/2022	WD	Q	I	01	565,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PIERCE SCOTT & GABR						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2022] W24 BAS=[YR=2022] W25 S49 FGR=[YR=2022] W11 S25
E11 S2 E22 N6 E6 N4 FOP=[YR=2022] E6 N6 W6 S6\$ N6 W6 N5 W22
N6\$ S6 E22 S5 E12 S4 E15 N54 W24 N10\$ S10 E24 N10\$.