

LOT 114
HAMPTON LAKES PHASE IV-B
OR 2320/460

THATCHER JAMES H & CYNTHIA L
85205 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,654	100	2,654	273,256
FGR	640	55	352	36,242
FOP	60	30	18	1,853
FSP	216	40	86	8,855
TOTALS	3,570		3,110	320,206

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	1,122.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,110	114.0846	102.96	320,206	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 2654 HX Base Yr											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
85205 FALL RIVER PKWY, FERNANDINA BEACH											

TOTAL OB/XF											
11,220											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			320,206
TOTAL MARKET OB/XF VALUE			11,220
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			406,426
SOH/AGL Deduction			10,337
ASSESSED VALUE			396,089
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			396,089
TOTAL JUST VALUE			406,426
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009917	NEW CONSTR	361,987	10/19/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2491/1993	8/27/2021	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: THATCHER JAMES H &					
2326/1909	12/20/2019	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FSP=[YR=2021] W18 S12 E18 N12\$ S12 W18 N12 W18 S50 FGR=[YR=2021] S21 E20 S1 E10 FOP=[YR=2021] S3 E6 N10 W6 S7\$ N22 W30\$ E30 S15 E6 S5 E14 N70\$.											