

LOT 125
HAMPTON LAKES PHASE IV-B
OR 2320/460

BUSH PATRICIA H & JEFFREY
85212 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0125-0000



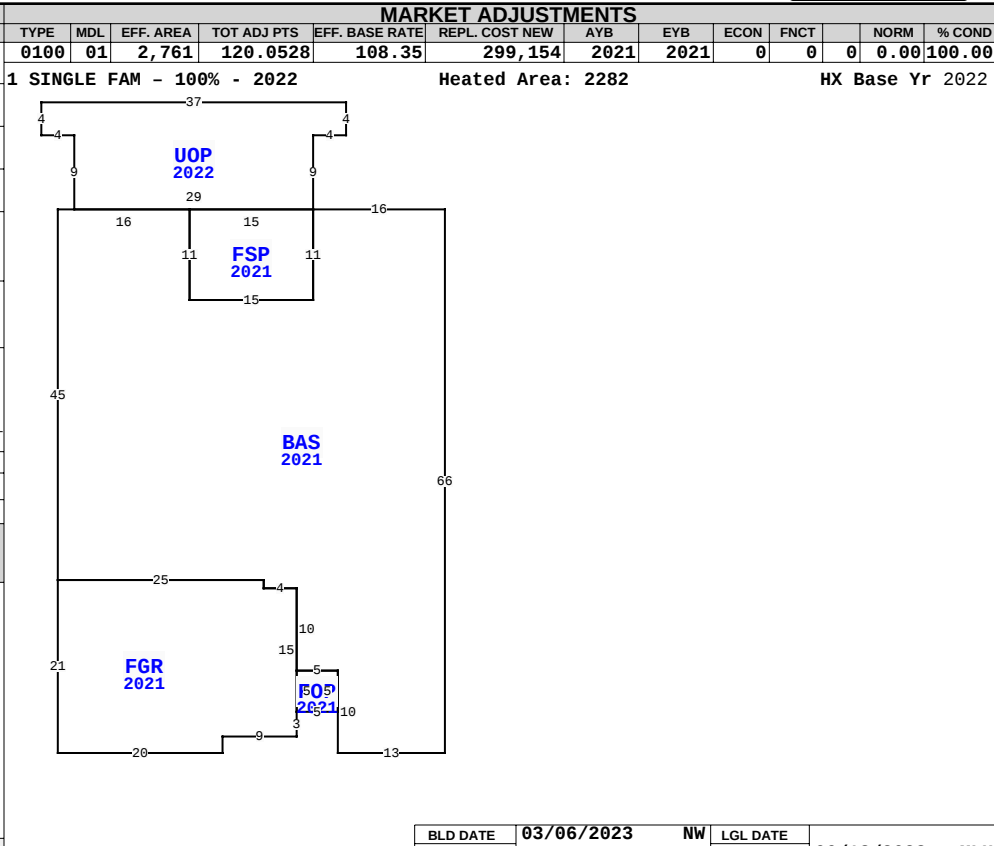
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,282	100	2,282	247,255
FGR	587	55	323	34,997
FOP	25	30	8	867
FSP	165	40	66	7,151
UOP	409	20	82	8,885
TOTALS	3,468		2,761	299,154

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVR	0 100	0	0	866.00	SF	10.00	10.00
2	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00
3	0462	ST/AL FNC	0 100	0	0	504.00	SF	10.00	10.00
4	0911	SCRN RM A	0 100	29	13	377.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



85212 RIVER BIRCH CT, FERNANDINA BEACH	BLD DATE	03/06/2023	NW	LGL DATE	
	XF DATE			LAND DATE	06/13/2023
	INC DATE			AG DATE	MLU

TOTAL OB/XF									
									20,791

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					299,154				
TOTAL MARKET OB/XF VALUE					20,791				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					394,945				
SOH/AGL Deduction					173,670				
ASSESSED VALUE					221,275				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					171,275				
TOTAL JUST VALUE					394,945				
NCON VALUE					18,798				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					334,122				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001186	ADDITION	17,154	01/20/2022
21012080	CO ISSUED	0	09/09/2021
21002328	NEW CONSTR	313,559	02/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2499/1583	9/23/2021	SW	Q	I	01	334,500	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: BUSH PATRICIA H & J							
2466/1012	5/25/2021	SW	U	V	11	100	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 UOP=[YR=2022] N9 E4 N4 W37 S4 E4 S9 E29\$ FSP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.									