LOT 126
HAMPTON LAKES PHASE IV-B
OR 2320/460

MCLEOD CHRISTIAN G
85220 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

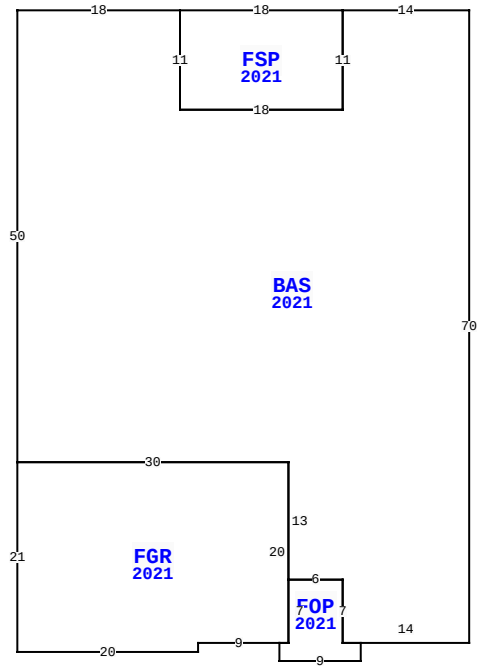
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,660	100	2,660	275,257
FGR	620	55	341	35,287
FOP	60	30	18	1,863
FSP	198	40	79	8,175
TOTALS	3,538		3,098	320,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	114.6642	103.48	320,581	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 2660 HX Base Yr



85220 RIVER BIRCH CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	320,581
TOTAL MARKET OB/XF VALUE	8,340
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	403,921
SOH/AGL Deduction	9,189
ASSESSED VALUE	394,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,732
TOTAL JUST VALUE	403,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016135	CO ISSUED	0	11/18/2021
21001534	NEW CONSTR	365,259	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0402	11/24/2021	SW	Q	I	01	389,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCLEOD CHRISTIAN G						
2478/1726	7/07/2021	SW	U	V	37	184,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FSP=[YR=2021] W18 S11 E18 N11$ S11 W18 N11 W18 S50 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S2 E9 N2 W2 N7 W6 S7 W1$ E1 N20 W30$ E30 S13 E6 S7 E14 N70 $.

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
1	0855	CONC PAVER	0	0	0	0	834.00	SF	10.00	10.00	100	2021	2021	3	100	8,340	

LAND DESCRIPTION

TOTAL OB/XF 8,340

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	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/04/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS