

LOT 128
HAMPTON LAKES PHASE IV-B
OR 2320/460

MINIKES DIANNE C REVOCABLE TRUST/MINIKES DIANNE TR
85236 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0128-0000



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
TOTALS	3,059		2,679	290,270

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0 100	0	0	1,003.00	SF	10.00	10.00	100	2021	2021	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,679	120.0528	108.35	290,270	2021	2021	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 0 Heated Area: 2282 HX Base Yr													
85236 RIVER BIRCH CT, FERNANDINA BEACH													
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU													
XF DATE													
INC DATE													
AG DATE													

TOTAL OB/XF 10,030													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0 100	0	0	1,003.00	SF	10.00	10.00	100	2021	2021	3

TOTAL OB/XF 10,030													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0 100	0	0	1,003.00	SF	10.00	10.00	100	2021	2021	3

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,270	
TOTAL MARKET OB/XF VALUE		10,030	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		375,300	
SOH/AGL Deduction		32,920	
ASSESSED VALUE		342,380	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		292,380	
TOTAL JUST VALUE		375,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015662	CO ISSUED	0	11/10/2021
21002326	NEW CONSTR	313,559	02/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/1506	4/28/2023	WD	Q	I	01	100	
GRANTOR: MINIKES DIANNE CECELI							
GRANTEE: MINIKES DIANNE C RE							
2626/1226	3/22/2023	WD	Q	I	01	525,000	
GRANTOR: EDWARDS CHAD ALLEN							
GRANTEE: MINIKES DIANNE C &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W16 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\$.													