

LOT 129
HAMPTON LAKES PHASE IV-B
OR 2320/460

SCHWENGER WALTER JOHN II/SIMMS VETRA LINN
85244 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0129-0000



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	2,642	100	2,642	272,020
FGR	650	55	358	36,860
FOP	73	30	22	2,265
FSP	216	40	86	8,855
TOTALS	3,581		3,108	320,000

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	0 100	0	0	943.00	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	100		PUD	0.00	0.00	1.00	LT	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	3,108	114.0846	102.96	320,000	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2642 HX Base Yr 2023											
85244 RIVER BIRCH CT, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE											
INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,000	
TOTAL MARKET OB/XF VALUE		9,430	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		404,430	
SOH/AGL Deduction		0	
ASSESSED VALUE		404,430	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		354,430	
TOTAL JUST VALUE		404,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,911	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017753	CO ISSUED	0	12/23/2021
21002699	NEW CONSTR	385,428	04/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2526/1474	12/30/2021	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: SCHWENGER WALTER J					
2460/0692	5/04/2021	SW	U	V	37
GRANTOR: AG ESSENTIAL HOUSING					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W18 FSP=[YR=2021] W18 S12 E18 N12\$ S12 W18 N12 W14 S70 E13 FOP=[YR=2021] S4 E8 N3 FGR=[YR=2021] E9 S1 E20 N22 W30 S21 E1\$ W1 N8 W6 S7 W1\$ E1 N7 E6 N13 E30 N50\$.											