

LOT 130
HAMPTON LAKES PHASE IV-B
OR 2320/460

CONTELLA ROSS D & ROSEMARIE A
85258 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0130-0000



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		2 100
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	2,266	100	2,266	239,335
FGR	618	55	340	35,911
FOP	48	30	14	1,479
FSP	240	40	96	10,140
TOTALS	3,172		2,716	286,864

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	846.00	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,716	117.0288	105.62	286,864	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2266 HX Base Yr 2022											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											

85258 RIVER BIRCH CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,864	
TOTAL MARKET OB/XF VALUE		8,460	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,324	
SOH/AGL Deduction		31,996	
ASSESSED VALUE		338,328	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		288,328	
TOTAL JUST VALUE		370,324	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014195	CO ISSUED	0	10/15/2021
21002317	NEW CONSTR	317,270	02/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/1027	10/22/2021	SW	Q	I	01	360,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CONTELLA ROSS DAVID						
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] W13 FSP=[YR=2021] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2021] S20 E10 S2 E19 N11 FOP=[YR=2021] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.											