

LOT 132  
HAMPTON LAKES PHASE IV-B  
OR 2320/460

WICKLUND KYLE E & VERONICA  
85280 RIVER BIRCH CT  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0132-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 08 | IRREGULAR 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        | 276,617              |
| FGR       | 620              | 55          | 341          | 35,703               |
| FOP       | 54               | 30          | 16           | 1,675                |
| FSP       | 216              | 40          | 86           | 9,004                |
| TOTALS    | 3,532            |             | 3,085        | 323,000              |

| 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 | 959.00 | SF | 10.00 | 10.00          | 100       | 2022    | 2022        | 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   |

REVIEW DATE 06/22/2022 BY NW

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100                                                         | 01  | 3,085     | 116.0166    | 104.70         | 323,000        | 2022 | 2022 | 0    | 0    | 0 | 0.00 | 100.00 |  |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 2642 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 85280 RIVER BIRCH CT, FERNANDINA BEACH                       |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU               |     |           |             |                |                |      |      |      |      |   |      |        |  |
| XF DATE                                                      |     |           |             |                |                |      |      |      |      |   |      |        |  |
| INC DATE                                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| AG DATE                                                      |     |           |             |                |                |      |      |      |      |   |      |        |  |
| OB/XF MKT VALUE                                              |     |           |             |                |                |      |      |      |      |   |      |        |  |
| NOTES                                                        |     |           |             |                |                |      |      |      |      |   |      |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,590       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,590       |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0

| NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 323,000      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 9,590     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 75,000   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 407,590         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 0                |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 407,590             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 357,590         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 407,590           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 332,590                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 65,000     |  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22000501   | CO ISSUED   | 0       | 01/10/2022 |
| 21001342   | NEW CONSTR  | 365,259 | 03/03/2021 |

| SALES DATA                   |           |              |        |        |           |               |  |  |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2569/1287                    | 6/08/2021 | WD           | Q      | V      | 05        | 245,300       |  |  |  |
| GRANTOR:AG ESSENTIAL HOUSING |           |              |        |        |           |               |  |  |  |
| GRANTEE:LENNAR HOMES LLC     |           |              |        |        |           |               |  |  |  |
| 2534/0326                    | 1/27/2022 | SW           | Q      | I      | 01        | 394,600       |  |  |  |
| GRANTOR:LENNAR HOMES LLC     |           |              |        |        |           |               |  |  |  |
| GRANTEE:WICKLUND KYLE E & V  |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W14 FSP=[YR=2022] W18 S12 E18 N12\$ S12 W18 N12 W18 S50 FGR=[YR=2022] S21 E20 N1 E10 FOP=[YR=2022] S2 E6 N9 W6 S7\$ N20 W30\$ E30 S13 E6 S7 E14 N70\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |

Common: 75,000 PRINTED 08/02/2023 BY SYS