

LOT 137
HAMPTON LAKES PHASE IV-B
OR 2320/460

PATEL PARBHUBHAI NARSINHGHAJ
85320 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0137-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

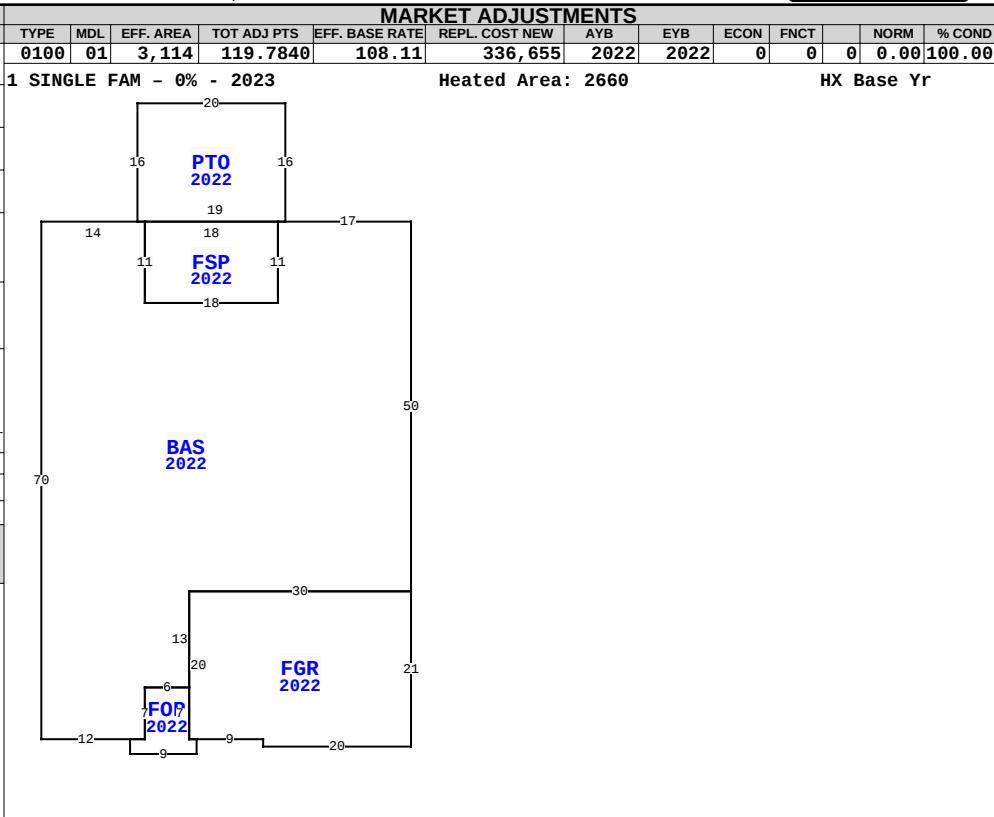
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	287,573
FGR	620	55	341	36,866
FOP	60	30	18	1,946
FSP	198	40	79	8,541
PTO	320	5	16	1,730
TOTALS	3,858		3,114	336,655

L N	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	0810	CONCRETE A	0	0	0	0		826.00	SF	6.50				5,369	

LAND DESCRIPTION			TOTAL OB/XF 5,369													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 06/22/2022 BY NW



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

EXTRA FEATURES															
85320 RIVER BIRCH CT, FERNANDINA BEACH															

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				336,655	
TOTAL MARKET OB/XF VALUE				5,369	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				417,024	
SOH/AGL Deduction				0	
ASSESSED VALUE				417,024	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				417,024	
TOTAL JUST VALUE				417,024	
NCON VALUE				342,024	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002134	CO ISSUED	0	02/08/2022
21004801	NEW CONSTR	385,461	05/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/0085	2/24/2022	SW	Q	I	01	431,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PATEL PARBHUBHAI NA						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOSUING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2022] W17 PTO=[YR=2022] N16 W20 S16 E1 FSP=[YR=2022] S11 E18 N11 W18 \$ E19\$ W1 S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.															

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS