LOT 138
HAMPTON LAKES PHASE IV-B
OR 2320/460

LOUGH RODGER & FABIOLA TRUST/LOUGH RODGER B TRUSTE
PO BOX 1402
ROANOKE, TX 76262

2023

13-2N-27-0723-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

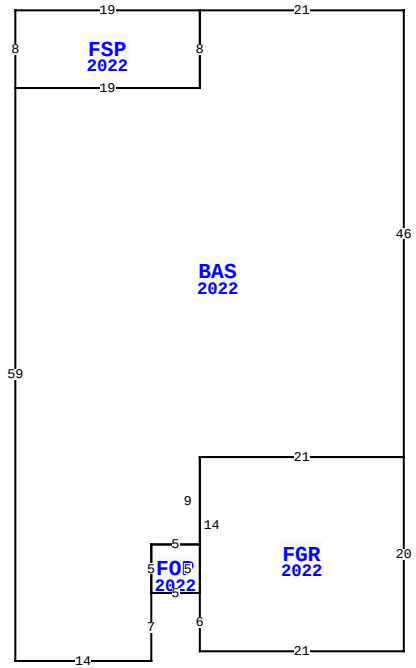
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,027	100	2,027	237,179
FGR	420	55	231	27,029
FOP	25	30	8	936
FSP	152	40	61	7,138
TOTALS	2,624		2,327	272,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	129.6540	117.01	272,282	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2027 HX Base Yr



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

85293 RIVER BIRCH CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,282
TOTAL MARKET OB/XF VALUE	8,430
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	355,712
SOH/AGL Deduction	0
ASSESSED VALUE	355,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,712
TOTAL JUST VALUE	355,712
NCON VALUE	280,712
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008260	CO ISSUED	0	05/26/2022
21014333	NEW CONSTR	331,441	10/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/0154	8/29/2022	QC	U	I	11	100
GRANTOR: 85293 RIVER BIRCH CT						
GRANTEE: LOUGH RODGER & FABI						
2575/0270	5/31/2022	SW	Q	I	01	380,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: 85293 RIVER BIRCH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FSP=[YR=2022] W19 S8 E19 N8$ S8 W19 S59 E14 N7 FOP=[YR=2022] E5 FGR=[YR=2022] S6 E21 N20 W21 S14$ N5 W5 S5$ N5 E5 N9 E21 N46$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	843.00	SF	10.00	10.00	100	2022	2022	3	100	8,430	

LAND DESCRIPTION

TOTAL OB/XF 8,430

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	75,000							

REVIEW DATE 06/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS