

LOT 139
HAMPTON LAKES PHASE IV-B
OR 2320/460

BROCK LONNIE ALFRED/HAYES-BROCK SHERVERLYN ARETHA
85285 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0139-0000



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	2,259	100	2,259	248,874
FGR	420	55	231	25,449
FOP	44	30	13	1,432
FSP	220	40	88	9,695
TOTALS	2,943		2,591	285,450

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	0855	CONC PAVER	0 100	0	0	708.00	SF	10.00	10.00	100	2022	2022	3	100	7,080	

LAND DESCRIPTION			TOTAL OB/XF 7,080													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,591	122.0688	110.17	285,450	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2259 HX Base Yr											
85285 RIVER BIRCH CT, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE											
INC DATE											
AG DATE											

EXTRA FEATURES															

TOTAL OB/XF 7,080															

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				285,450	
TOTAL MARKET OB/XF VALUE				7,080	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				367,530	
SOH/AGL Deduction				39,313	
ASSESSED VALUE				328,217	
TOTAL EXEMPTION VALUE		13		328,217	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				367,530	
NCON VALUE				292,530	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008105	CO ISSUED	0	05/25/2022
21014065	NEW CONSTR	324,106	10/14/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2570/1605	5/27/2022	SW	Q	I	01	417,600	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: BROCK LONNIE ALFRED							
2496/0909	9/07/2021	SW	U	V	37	615,900	
GRANTOR: AG ESSENTIAL HOSUING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2022] W20 FSP=[YR=2022] W20 S11 E20 N11\$ S11 W20 S65 E9 N1 E5 N11 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E20 N21 W20 S10\$ N6 W8 S4 E2 S2\$ N2 W2 N4 E8 N4 E20 N54\$.															

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