

LOT 141
HAMPTON LAKES PHASE IV-B
OR 2320/460

O'STEEN WENDEE DELOIS & THOMAS M
85269 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0141-0000



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 70
Interior Floo	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

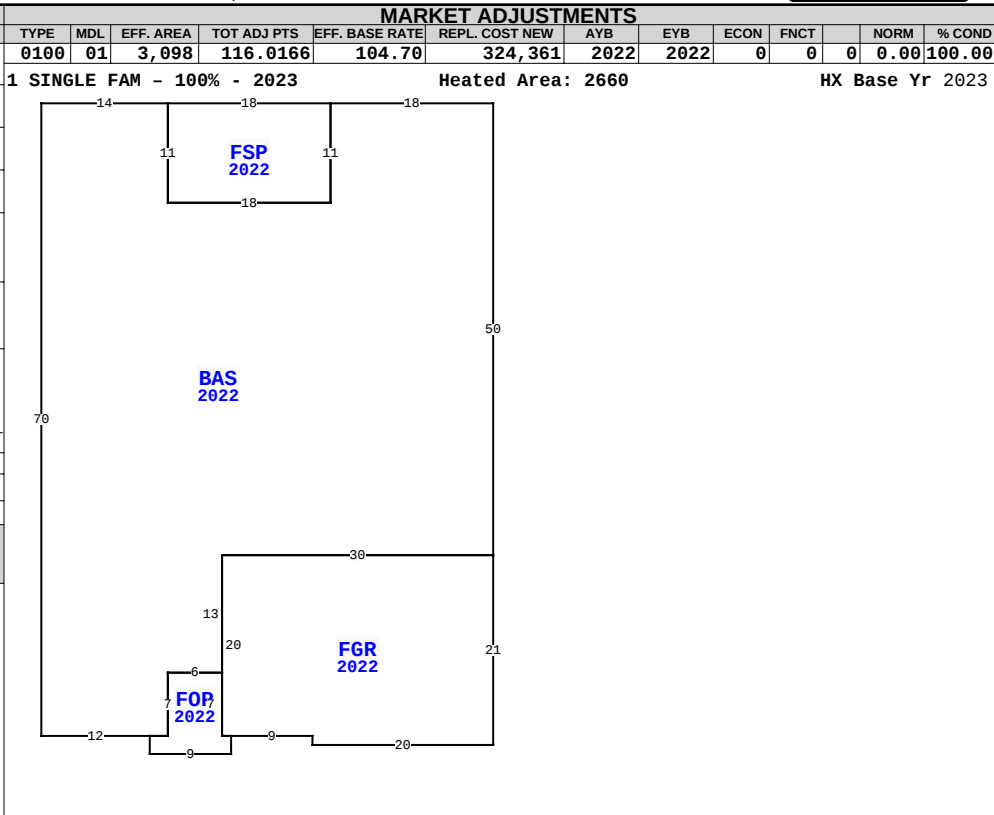
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	278,502
FGR	620	55	341	35,703
FOP	60	30	18	1,885
FSP	198	40	79	8,271

TOTALS	3,538		3,098	324,361
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,048.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



85269 RIVER BIRCH CT, FERNANDINA BEACH	BLD DATE 03/06/2023 NW	LGL DATE 06/13/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	1,048.00	SF	10.00	10.00	100	2022	2022	3	100	10,480	

TOTAL OB/XF										10,480						
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					324,361									
TOTAL MARKET OB/XF VALUE					10,480									
TOTAL LAND VALUE - MARKET					75,000									
TOTAL MARKET VALUE					409,841									
SOH/AGL Deduction					0									
ASSESSED VALUE					409,841									
TOTAL EXEMPTION VALUE					50,000					HX HB				
BASE TAXABLE VALUE					359,841									
TOTAL JUST VALUE					409,841									
NCON VALUE					334,841									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					65,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006134	CO ISSUED	0	04/20/2022
21006790	NEW CONSTR	385,461	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/0322	4/29/2022	SW	Q	I	01	445,900	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: O'STEEN WENDEE DELO							
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] W18 FSP=[YR=2022] W18 S11 E18 N11\$ 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\$.									