

LOT 143
HAMPTON LAKES PHASE IV-B
OR 2320/460

STILE THEODORE ARTHUR/MCDOWELL JEANNE RENAUDIN
85253 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0143-0000



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	2,660	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

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	% COND
1	0855	CONC PAVER	0 100	0	0	988.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	3,098	116.0166	104.70	324,361	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr 2023														
85253 RIVER BIRCH CT, FERNANDINA BEACH														

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

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										324,361				
TOTAL MARKET OB/XF VALUE										9,880				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										409,241				
SOH/AGL Deduction										0				
ASSESSED VALUE										409,241				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										359,241				
TOTAL JUST VALUE										409,241				
NCON VALUE										334,241				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006514	CO ISSUED	0	04/26/2022
21001916	NEW CONSTR	365,259	02/17/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2560/1776	4/29/2022	SW	Q	I	01	417,500	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: STILE THEODORE A &							
2466/1012	5/25/2021	SW	U	V	11	100	
GRANTOR: AG ESSENTIAL HOUSING							
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\$.														