

LOT 145
HAMPTON LAKES PHASE IV-B
OR 2320/460

LE HUNG MANH/HUANG ZENGZHEN
85237 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0145-0000



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	2,282	100	2,282	251,408
FGR	587	55	323	35,585
FOP	25	30	8	881
FOP	165	30	50	5,509
TOTALS	3,059		2,663	293,383

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	0	0	1,306.00	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	DPTH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 08/22/2022 BY NW

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,663	122.0688	110.17	293,383	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2282 HX Base Yr														
85237 RIVER BIRCH CT, FERNANDINA BEACH														
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU														
XF DATE NC DATE AG DATE														

TOTAL OB/XF 13,060														
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF 13,060														
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

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

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
STANDARD														
VALUATION BY														
Tax Group: 4 Tax Dist:														
BUILDING MARKET VALUE 293,383														
TOTAL MARKET OB/XF VALUE 13,060														
TOTAL LAND VALUE - MARKET 75,000														
TOTAL MARKET VALUE 381,443														
SOH/AGL Deduction 0														
ASSESSED VALUE 381,443														
TOTAL EXEMPTION VALUE 0														
BASE TAXABLE VALUE 381,443														
TOTAL JUST VALUE 381,443														
NCON VALUE 306,443														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 65,000														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014544	CO ISSUED	0	09/23/2022
21015447	NEW CONSTR	376,981	11/08/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2605/0239	11/23/2022	SW	Q	I	01	415,000			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: LE HUNG MANH & ZENG									
2504/1146	10/07/2021	SW	U	V	37	308,000			
GRANTOR: AG ESSENTIAL HOUSING									
GRANTEE: LENNAR HOMES LLC									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W16 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10E13 N66\$.														

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