

LOT 146
HAMPTON LAKES PHASE IV-B
OR 2320/460

TEGREENY CHRISTOPHER & JOANNE
85213 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0146-0000



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		3 100
Bathrooms		2 100
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	2,266	100	2,266	243,459
FGR	600	55	330	35,455
FOP	48	30	14	1,504
FSP	240	40	96	10,314
TOTALS	3,154		2,706	290,733

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	875.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	0	0	0	744.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,706	119.0448	107.44	290,733	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023 Heated Area: 2266 HX Base Yr											
85213 RIVER BIRCH CT, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE											
INC DATE											
AG DATE											

TOTAL OB/XF											
16,790											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			290,733
TOTAL MARKET OB/XF VALUE			16,790
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			382,523
SOH/AGL Deduction			0
ASSESSED VALUE			382,523
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			382,523
TOTAL JUST VALUE			382,523
NCON VALUE			307,523
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016464	CO ISSUED	0	11/02/2022
22004699	NEW CONSTR	381,531	03/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2603/1125	11/10/2022	SW	Q	I	01	453,100	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: TEGREENY CHRISTOPHE							
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 FSP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11\$ N8 W6 S8\$ N8 E6 N3 E29 N46\$.											