

LOT 156
HAMPTON LAKES PHASE IV-B
OR 2320/460

SEVERSKY MARK P & LISA C
85082 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0156-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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

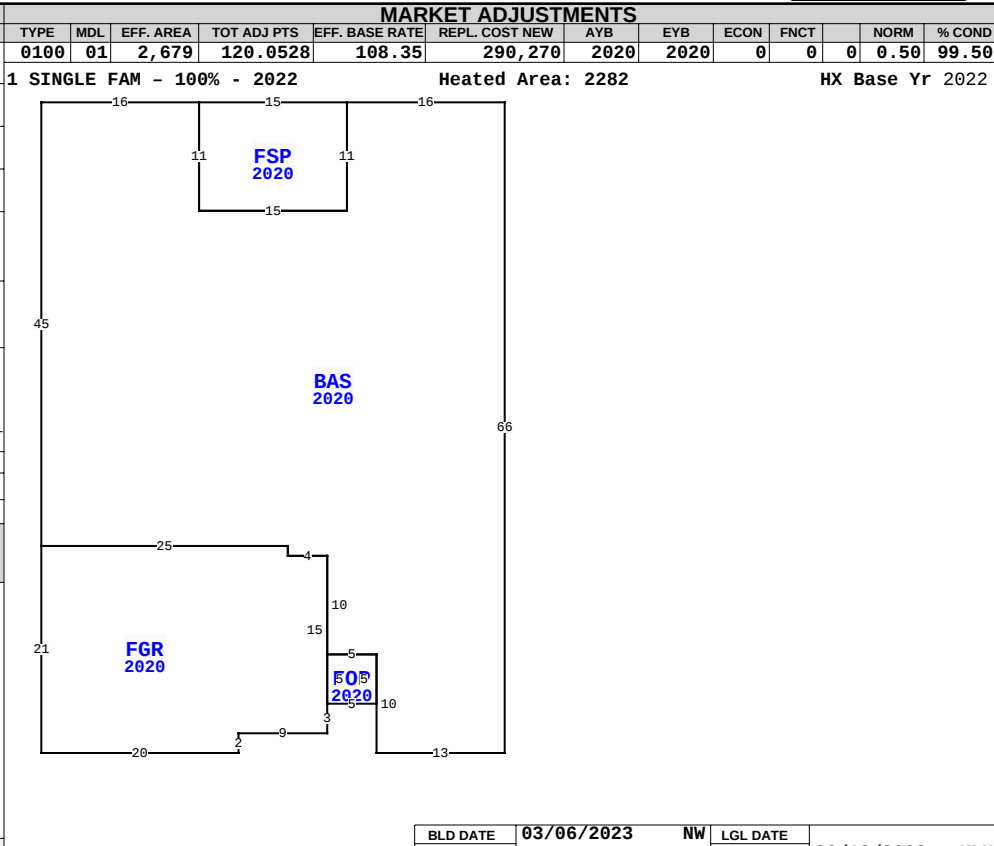
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	246,019
FGR	587	55	323	34,822
FOP	25	30	8	863
FSP	165	40	66	7,115
TOTALS	3,059		2,679	288,819

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	730.00	SF	10.00	10.00	100	2020	2020	3	99	7,227	

LAND DESCRIPTION			TOTAL OB/XF 7,227													
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	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 02/02/2021 BY NW



85082 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,819	
TOTAL MARKET OB/XF VALUE		7,227	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		371,046	
SOH/AGL Deduction		30,213	
ASSESSED VALUE		340,833	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		285,833	
TOTAL JUST VALUE		371,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,906	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009437	SWIM POOL	75,000	06/21/2022
20013212	CO ISSUED	0	01/05/2021
20005225	NEW CONSTR	310,459	08/15/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/0993	7/23/2021	WD	Q	I	02	375,000	
GRANTOR: HOCHREIN NATHAN P & E							
GRANTEE: SEVERSKY MARK P & L							
2428/1117	1/27/2021	SW	Q	I	02	329,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: HOCHREIN NATHAN P &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2020] S21 E20 N2 E9 N3 FOP=[YR=2020] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.									