LOT 15
HAMPTON LAKES PHASE IV-A
OR 2343/796

LINDBLOOM JEFFRY K & BONNIE K
85374 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0015-0000

BUILDING CHARACTERISTICS

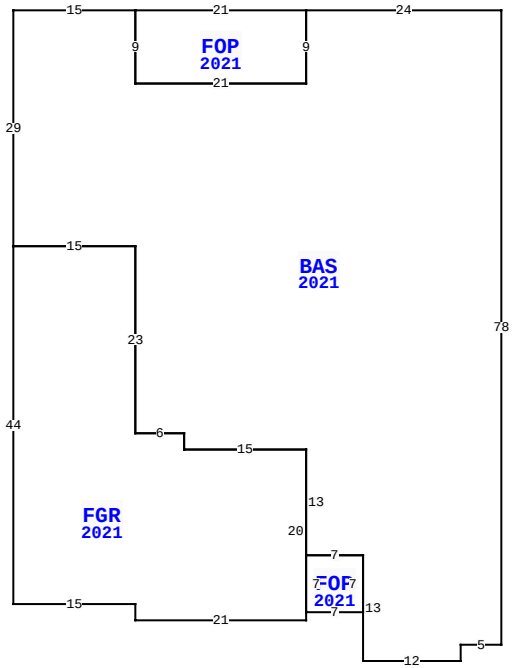
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	3,187	100	3,187	420,229
FGR	1,113	55	612	80,696
FOP	49	30	15	1,978
FOP	189	30	57	7,516
TOTALS	4,538		3,871	510,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,871	106.0200	132.52	512,985	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3187 HX Base Yr 2023



85374 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		510,420
TOTAL MARKET OB/XF VALUE		6,739
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		592,159
SOH/AGL Deduction		5,918
ASSESSED VALUE		586,241
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		531,241
TOTAL JUST VALUE		592,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006871	NEW IN GROUND SWI	98,295	06/10/2024
21001559	NEW CONSTR	456,258	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/986	4/26/2024	WD	Q	I	02	665,000
GRANTOR: CLAYTON JEREMY D						
GRANTEE: LINDBLOOM JEFFRY K						
2499/1856	9/17/2021	SW	Q	I	01	474,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CLAYTON JEREMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] W21 S9 E21 N9$ S9 W21 N9 W15 S29 FGR=[YR=2021] S44 E15 S2 E21 N1 FOP=[YR=2021] E7 N7 W7 S7$ N20 W15 N2 W6 N23 W15$ E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	1,309.00	SF	5.20	5.20	100	2021	2021	3	99	6,739	

TOTAL OB/XF 6,739

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/19/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS