

LOT 79
HAMPTON LAKES PHASE IV-B
OR 2320/460

LESCANEC JOHN FLOYD & DEBORAH MARIE
85313 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0079-0000



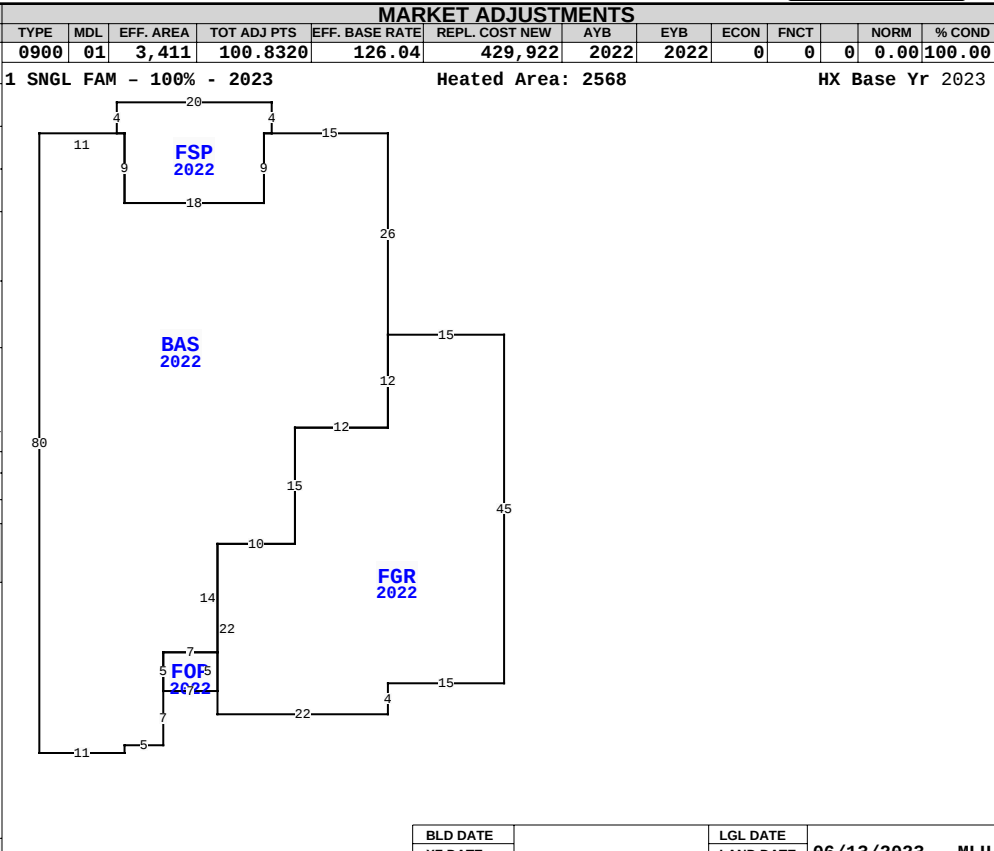
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	2,568	100	2,568	323,671
FGR	1,339	55	736	92,765
FOP	35	30	10	1,260
FSP	242	40	97	12,226
TOTALS	4,184		3,411	429,922

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0 100	0	0	1,477.00	SF	10.00	10.00	100	2022
2	0462	ST/AL FNC	0 100	0	0	744.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



85313 FALL RIVER PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
22,655											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										429,922	
TOTAL MARKET OB/XF VALUE										22,655	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										527,577	
SOH/AGL Deduction										6,147	
ASSESSED VALUE										521,430	
TOTAL EXEMPTION VALUE										HX HB VX 55,000	
BASE TAXABLE VALUE										466,430	
TOTAL JUST VALUE										527,577	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										506,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017083	CO ISSUED	0	11/17/2022
22002300	NEW CONSTR	471,011	02/10/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2604/1546	11/18/2022	SW	Q	I	01	652,200	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: LESCANEC JOHN FLOYD							
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2022] W15 BAS=[YR=2022] N26 W15 FSP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2022] E7 N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N12\$ S12 W12 S15 W10 S22 E22 N4 E15 N45 \$.											