

LOT 83
HAMPTON LAKES PHASE IV-B
OR 2320/460

BERG RICHARD PAUL & PATRICIA MARY
85281 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0083-0000



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	13	LVT/LAMMT 70
Interior Floo	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	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	2,852	100	2,852	351,975
FGR	673	55	370	45,663
FOP	35	30	10	1,235
FSP	190	40	76	9,379
PTO	342	5	17	2,098
TOTALS	4,092		3,325	410,349

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		380.00	SF 10.00	100	2020	2020	3	99	3,762	
2	0462	ST/AL FNC	0	100	0	0		180.00	SF 10.00	100	2020	2020	3	93	1,674	
3	0911	SCRN RM A	0	100	19	18		342.00	SF 17.50	100	2024	2023		100	5,985	

LAND DESCRIPTION			TOTAL OB/XF 11,421													
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,325	99.7280	124.66	414,494	2020	2020	0	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023 Heated Area: 2852 HX Base Yr 2023												
85281 FALL RIVER PKWY, FERNANDINA BEACH												
BLD DATE: 06/13/2023 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		410,349	
TOTAL MARKET OB/XF VALUE		11,421	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		496,770	
SOH/AGL Deduction		4,299	
ASSESSED VALUE		492,471	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		442,471	
TOTAL JUST VALUE		496,770	
NCON VALUE		8,084	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012519	19X18 SCR N ENCL	6,500	09/28/2023
22010587	CO ISSUED	0	07/12/2022
19009783	NEW CONSTR	387,939	12/02/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2591/1326	9/15/2022	SW	Q	I	02
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: BERG RICHARD PAUL &					
2326/0194	12/16/2019	SW	Q	V	05
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2020;ORIG=0,0] W31 S10 W19 S68 E15 N2 N7 E5 N20 E11 S3 E19 N52 \$																
FGR=[YR=2020;ORIG=-30,72] E10 S2 E20 N22 W19 N3 W11 S20 S3 \$																
FSP=[YR=2020;ORIG=-31,0] W19 S10 E19 N10 \$																
FOP=[YR=2020;ORIG=-35,76] E5 N4 N3 W5 S7 \$																
PTO=[YR=2024;ORIG=-50,0] E19 N18 W19 S18 \$																