

LOT 101
HAMPTON LAKES PHASE IV-A
OR 2343/796

CALVO JESUS ALBERTO R/ROLON JANET TORRES TORRES
85531 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0101-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,568	100	2,568	327,805
FGR	1,339	55	736	93,950
FOP	35	30	10	1,277
FOP	242	30	73	9,318

TOTALS	4,184		3,387	432,351
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,342.00	SF	6.50	6.50	
2	0866	POOL FIBER	0	100	0	0	296.00	SF	72.00	72.00	
3	0855	CONC PAVER	0	100	0	0	874.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		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
0900	01	3,387	102.1200	127.65	432,351	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2568											
HX Base Yr 2023											
85531 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

TOTAL OB/XF											
38,136											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		432,351	
TOTAL MARKET OB/XF VALUE		38,136	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		545,487	
SOH/AGL Deduction		5,236	
ASSESSED VALUE		540,251	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		490,251	
TOTAL JUST VALUE		545,487	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		524,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012130	SWIM POOL	60,000	08/09/2022
22011576	CO ISSUED	0	07/28/2022
21009010	NEW CONSTR	471,011	11/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2582/1181	7/28/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN H					
GRANTEE: CALVO JESUS A R & J					
2464/0053	5/21/2021	SW	Q	V	05
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 FOP=[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 \$.											