

LOT 120
HAMPTON LAKES PHASE IV-B
OR 2320/460

KINCADE TIMOTHY J
85157 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0120-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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

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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	258,961
FGR	587	55	323	36,654
FOP	25	30	8	907
FOP	165	30	50	5,674
UOP	195	20	39	4,426

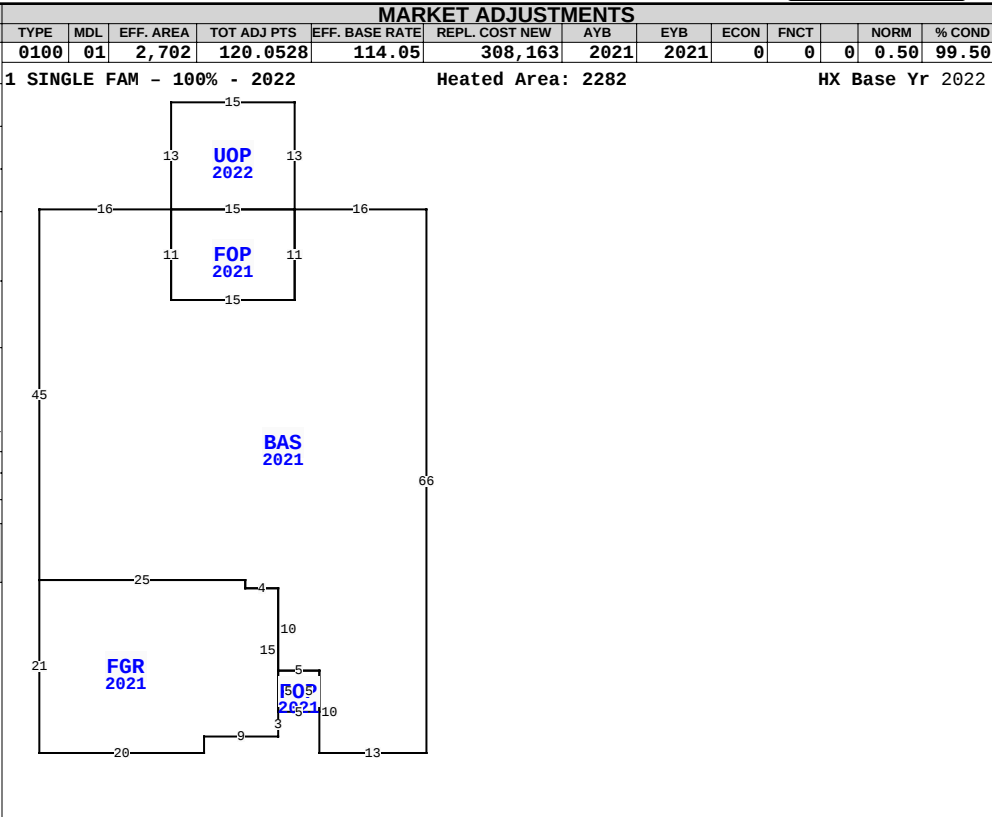
TOTALS 3,254 2,702 306,622

EXTRA FEATURES

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	886.00	SF	10.00	10.00	100	2021	2021	3	99	8,771	
2	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	
3	0462	ST/AL FNC	0 100	0	0	480.00	SF	10.00	10.00	100	2021	2021	3	95	4,560	
4	0911	SCRN RM A	0 100	15	13	195.00	SF	21.88	21.88	100	2022	2022	3	97	4,138	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



85157 FALL RIVER PKWY, FERNANDINA BEACH, FL 32034

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

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TOTAL OB/XF 18,057

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				306,622	
TOTAL MARKET OB/XF VALUE				18,057	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				399,679	
SOH/AGL Deduction				36,562	
ASSESSED VALUE				363,117	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				313,117	
TOTAL JUST VALUE				399,679	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				386,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002568	ADDITION	5,778	02/15/2022
20012342	NEW CONSTR	309,951	12/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0890	7/22/2021	SW	Q	I	02	400,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KINCADE TIMOTHY J						
2466/1012	5/25/2021	SW	U	V	11	100
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 UOP=[YR=2022] N13 W15 S13 E15\$
FOP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45
FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15
W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.