

LOT 123
HAMPTON LAKES PHASE IV-B
OR 2320/460

LOGAN ANNA
85125 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0123-0000



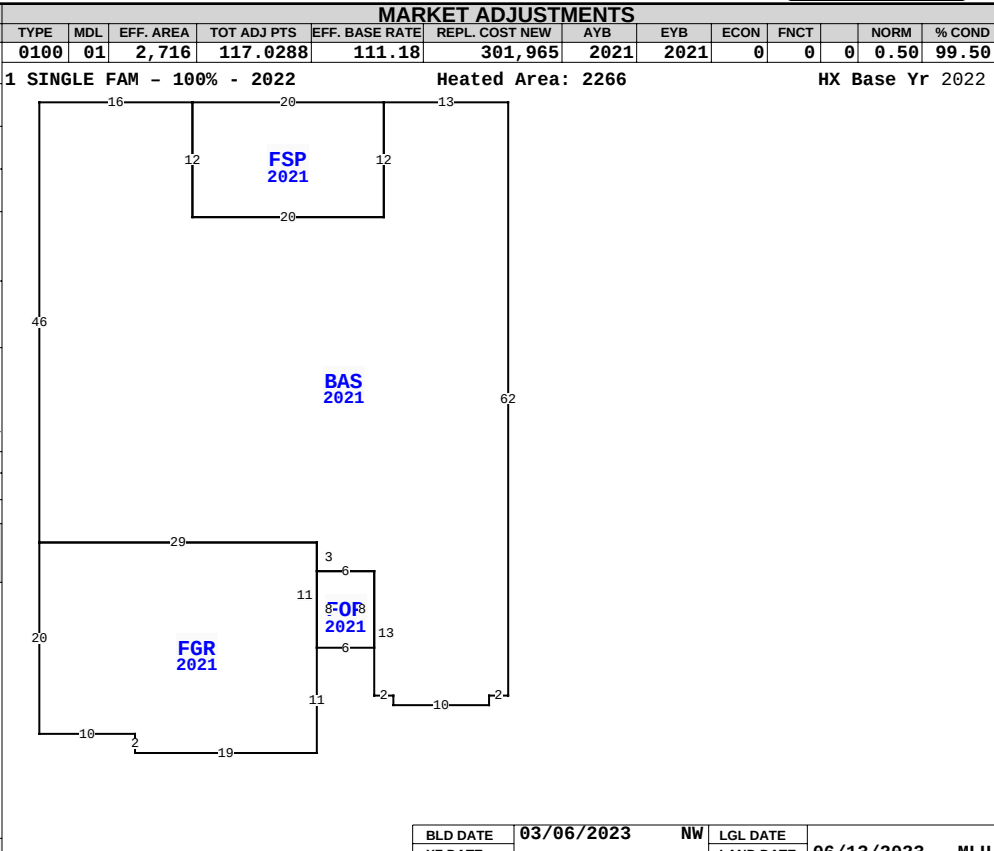
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	2,266	100	2,266	250,674
FGR	618	55	340	37,612
FOP	48	30	14	1,549
FSP	240	40	96	10,620
TOTALS	3,172		2,716	300,455

EXTRA FEATURES											
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	992.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



85125 FALL RIVER PKWY, FERNANDINA BEACH	BLD DATE 03/06/2023 NW	LGL DATE 06/13/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	300,455		
TOTAL MARKET OB/XF VALUE	14,969		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	390,424		
SOH/AGL Deduction	63,781		
ASSESSED VALUE	326,643		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	271,643		
TOTAL JUST VALUE	390,424		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	377,082		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001344	NEW CONSTR	317,270	03/03/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2728/721	7/23/2024	QC	U	I	11
GRANTOR: LOGAN ANN					
GRANTEE: LOGAN ANN					
2632/738	4/19/2023	LE	U	I	11
GRANTOR: LOGAN ANN					
GRANTEE: NEU THOMAS JASON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W13 FSP=[YR=2021] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2021] S20 E10 S2 E19 N11 FOP=[YR=2021] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.											