

LOT 126
HAMPTON LAKES PHASE IV-B
OR 2320/460

MCLEOD CHRISTIAN G
85220 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0126-0000



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	13	LVT/LAMMT 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
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	2,660	100	2,660	288,305
FGR	620	55	341	36,959
FOP	60	30	18	1,951
FSP	198	40	79	8,562
TOTALS	3,538		3,098	335,778

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
1	0855	CONC PAVER	0 100	0	0	834.00	SF	10.00	10.00	100	2021	2021	3

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

REVIEW DATE 11/04/2021 BY NW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,098	114.6642	108.93	337,465	2021	2021	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2024 Heated Area: 2660 HX Base Yr 2024													
85220 RIVER BIRCH CT, FERNANDINA BEACH													
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU													
XF DATE													
INC DATE													
AG DATE													

TOTAL OB/XF													
8,257													

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8,257													

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		335,778	
TOTAL MARKET OB/XF VALUE		8,257	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		419,035	
SOH/AGL Deduction		0	
ASSESSED VALUE		419,035	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		369,035	
TOTAL JUST VALUE		419,035	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		403,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016135	CO ISSUED	0	11/18/2021
21001534	NEW CONSTR	365,259	02/16/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2517/0402	11/24/2021	SW	Q	I	01	389,200	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: MCLEOD CHRISTIAN G							
2478/1726	7/07/2021	SW	U	V	37	184,000	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W14 FSP=[YR=2021] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.													

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