LOT 127
HAMPTON LAKES PHASE IV-B
OR 2320/460

WEIGEL BRUCE STEVEN & CHRISTINE HAEUSSNER/WEIGEL J
85228 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0127-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

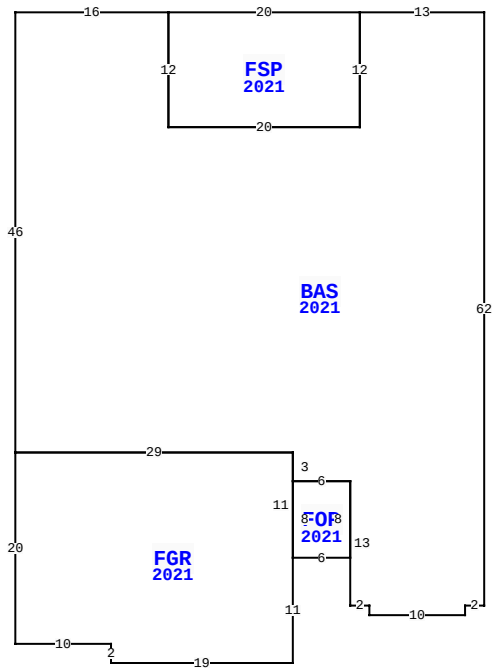
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	117.0288	111.18	301,965	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2266 HX Base Yr 2023



85228 RIVER BIRCH CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,455
TOTAL MARKET OB/XF VALUE		9,148
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,603
SOH/AGL Deduction		2,366
ASSESSED VALUE		382,237
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,237
TOTAL JUST VALUE		384,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017467	CO ISSUED	0	11/22/2021
21002733	NEW CONSTR	334,793	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0489	1/17/2022	QC	U	I	11	100
GRANTOR: WEIGEL BRUCE STEPHEN						
GRANTEE: WEIGLE BRUCE STEPHE						
2526/0647	12/30/2021	SW	Q	I	01	364,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WEIGEL BRUCE STEPHE						

BUILDING NOTES

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$.

EXTRA FEATURES

LN	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	924.00	SF	10.00	10.00	100	2021	2021	3	99	9,148	

LAND DESCRIPTION

TOTAL OB/XF 9,148

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/30/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS