

LOT 136
HAMPTON LAKES PHASE IV-B
OR 2320/460

BURIAN THERESA CATHERINE/PETERSON CRAIG STEVENS
85312 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0136-0000



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

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	2,642	100	2,642	284,908
FGR	650	55	358	38,606
FOP	73	30	22	2,372
FSP	216	40	86	9,274
TOTALS	3,581		3,108	335,161

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
1	0855	CONC PAVER	0 100	0	0	972.00	SF	10.00	10.00	100	2021	2021	3	99

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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	3,108	114.0846	108.38	336,845	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 2642 HX Base Yr 2023														
85312 RIVER BIRCH CT, FERNANDINA BEACH														
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU														
XF DATE														
INC DATE														
AG DATE														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			335,161
TOTAL MARKET OB/XF VALUE			9,623
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			419,784
SOH/AGL Deduction			2,922
ASSESSED VALUE			416,862
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			366,862
TOTAL JUST VALUE			419,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			404,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018027	CO ISSUED	0	12/30/2021
21002755	NEW CONSTR	385,428	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2533/1144	1/26/2022	SW	Q	I	02	375,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BURIAN THERESA C &						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOSUING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W14 FSP=[YR=2021] W18 S12 E18 N12\$ S12 W18 N12 W18 S50 FGR=[YR=2021] S22 E20 N1 E9 FOP=[YR=2021] S3 E8 N4 W1 N7 W6 S8 W1\$ E1 N21 W30\$ E30 S13 E6 S7 E14 N70 \$.														