LOT 137
HAMPTON LAKES PHASE IV-B
OR 2320/460

SHANTA HOLDINGS LLC
7901 4TH STREET NORTH SUITE 30
ST PETERSBURG, FL 33702

**2024**

**13-2N-27-0723-0137-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

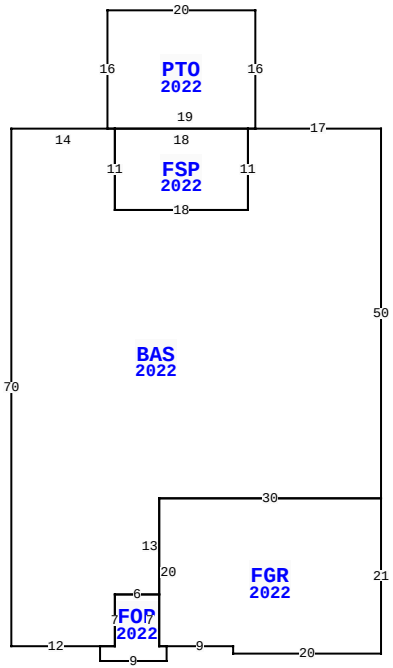
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 302,681 |
| FGR | 620 | 55 | 341 | 38,802 |
| FOP | 60 | 30 | 18 | 2,048 |
| FSP | 198 | 40 | 79 | 8,989 |
| PTO | 320 | 5 | 16 | 1,821 |
| TOTALS | 3,858 | | 3,114 | 354,342 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,114 | 119.7840 | 113.79 | 354,342 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2660 HX Base Yr




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

85320 RIVER BIRCH CT, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 354,342 |
| TOTAL MARKET OB/XF VALUE | 5,369 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 434,711 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 434,711 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 434,711 |
| TOTAL JUST VALUE | 434,711 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 417,024 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22002134 | CO ISSUED | 0 | 02/08/2022 |
| 21004801 | NEW CONSTR | 385,461 | 05/06/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2666/333 | 9/07/2023 | QC | U | I | 11 | 100 |
| GRANTOR: PATEL PARBHUBHAI NARS | | | | | | |
| GRANTEE: SHANTA HOLDINGS LLC | | | | | | |
| 2542/0085 | 2/24/2022 | SW | Q | I | 01 | 431,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: PATEL PARBHUBHAI NA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W17 PTO=[YR=2022] N16 W20 S16 E1 FSP=[YR=2022] S11 E18 N11 W18 $ E19$ W1 S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1$ W1 N7 W6 S7 W2$ E2 N7 E6 N13 E30 N50$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 826.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 5,369 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,369

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 06/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS