

LOT 141
HAMPTON LAKES PHASE IV-B
OR 2320/460

OSTEEN WENDEE DELOIS & THOMAS M
85269 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0141-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0100	01	3,098	116.0166	110.22	341,462	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM - 100% - 2023										Heated Area: 2660					HX Base Yr 2023					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										341,462									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										10,480									
Interior Floo		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										75,000									
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE										426,942									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										4,806									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										422,136									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			3 100												BASE TAXABLE VALUE										372,136									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										426,942									
Stories															NCON VALUE										0									
Units		1.	1. 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										409,841																			
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	293,185																														
FGR	620	55	341	37,585																														
FOP	60	30	18	1,984																														
FSP	198	40	79	8,707																														
TOTALS					3,538		3,098	341,462																										
EXTRA FEATURES					85269 RIVER BIRCH CT, FERNANDINA BEACH										BLD DATE 03/06/2023 NW					LGL DATE 06/13/2023 MLU														
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	OB/XF MKT VALUE	NOTES																		
1	0855	CONC PAVER	0 100	0	0	1,048.00	SF	10.00	10.00	100	2022	2022	3	100	10,480																			