

LOT 142
HAMPTON LAKES PHASE IV-B
OR 2320/460

GROMADA RICHARD J & MARCIA C
85261 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0142-0000



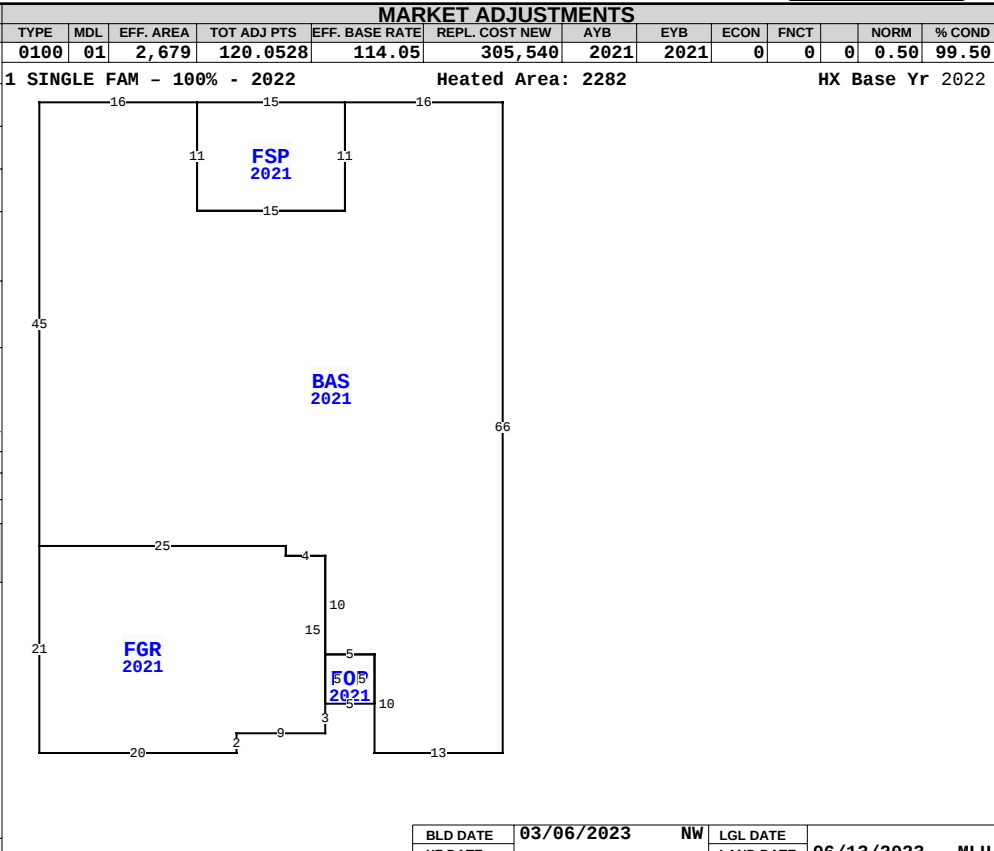
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,282	100	2,282	258,961
FGR	587	55	323	36,654
FOP	25	30	8	907
FSP	165	40	66	7,489
TOTALS	3,059		2,679	304,012

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	882.00	SF	10.00	10.00	100	2021
2	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021
3	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2021

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



85261 RIVER BIRCH CT, FERNANDINA BEACH	BLD DATE 03/06/2023 NW	LGL DATE 06/13/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,012	
TOTAL MARKET OB/XF VALUE		15,248	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		394,260	
SOH/AGL Deduction		91,793	
ASSESSED VALUE		302,467	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		252,467	
TOTAL JUST VALUE		394,260	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009110	CO ISSUED	0	07/13/2021
20010596	NEW CONSTR	310,459	11/02/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/1616	7/20/2021	SW	Q	I	02
GRANTOR: LENNAR HOMES LLC					
GRANTEE: GROMADA RICHARD J &					
2466/1012	5/25/2021	SW	U	V	11
GRANTOR: AG ESSENTIAL HOUSING					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W16 FSP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.											