LOT 143
HAMPTON LAKES PHASE IV-B
OR 2320/460

STILE THEODORE ARTHUR/MCDOWELL JEANNE RENAUDIN
85253 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

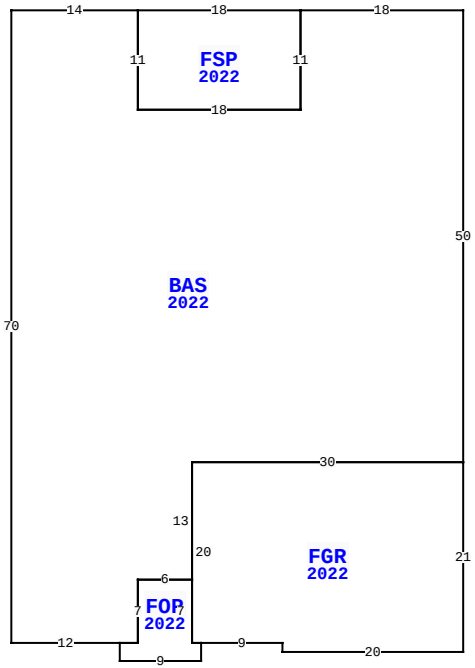
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,660	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	116.0166	110.22	341,462	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2660 HX Base Yr 2023



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

85253 RIVER BIRCH CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,462
TOTAL MARKET OB/XF VALUE		9,880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		426,342
SOH/AGL Deduction		4,824
ASSESSED VALUE		421,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		371,518
TOTAL JUST VALUE		426,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006514	CO ISSUED	0	04/26/2022
21001916	NEW CONSTR	365,259	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1776	4/29/2022	SW	Q	I	01	417,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STILE THEODORE A &						
2466/1012	5/25/2021	SW	U	V	11	100
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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	988.00	SF	10.00	10.00	100	2022	2022	3	100	9,880	

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11$ 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$.

LAND DESCRIPTION

TOTAL OB/XF 9,880

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 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