

LOT 145
HAMPTON LAKES PHASE IV-B
OR 2320/460

LE HUNG MANH/HUANG ZENGZHEN
85237 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0145-0000



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	2,282	100	2,282	264,644
FGR	587	55	323	37,458
FOP	25	30	8	928
FOP	165	30	50	5,799
TOTALS	3,059		2,663	308,828

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	0	0	1,306.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		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	2,663	122.0688	115.97	308,828	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2282 HX Base Yr														
85237 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		308,828	
TOTAL MARKET OB/XF VALUE		13,060	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		396,888	
SOH/AGL Deduction		0	
ASSESSED VALUE		396,888	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		396,888	
TOTAL JUST VALUE		396,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,443	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014544	CO ISSUED	0	09/23/2022
21015447	NEW CONSTR	376,981	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0239	11/23/2022	SW	Q	I	01	415,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LE HUNG MANH & ZENG						
2504/1146	10/07/2021	SW	U	V	37	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W16 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10E13 N66\$.														