LOT 80
HAMPTON LAKES PHASE IV-B
OR 2320/460

MIRRAS CHRISTOPHER LYNN & ALEZIA IRENE
85305 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0080-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

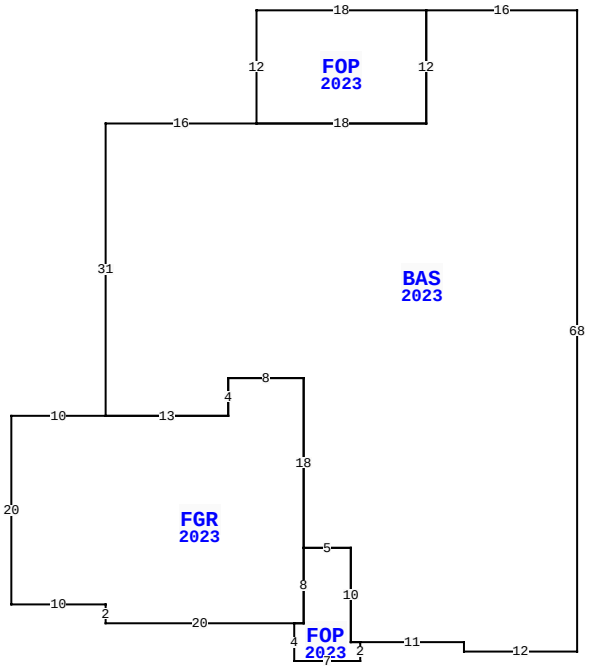
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	2023	2,368	336,090
FGR	694	55	2023	382	54,217
FOP	66	30	2023	20	2,839
FOP	216	30	2023	65	9,225
TOTALS	3,344			2,835	402,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,835	107.5200	141.93	402,372	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2368 HX Base Yr



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

85305 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	402,372
TOTAL MARKET OB/XF VALUE	12,360
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	489,732
SOH/AGL Deduction	0
ASSESSED VALUE	489,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,732
TOTAL JUST VALUE	489,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006262	NEW CONSTR	403,279	04/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1522	9/28/2023	SW	Q	I	01	565,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MIRRAS CHRISTOPHER						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,-40] W16 S12 W18 W16 S31 E13 N4 E8 S18 E5 S10 E1 E11 S1 E12 N68 $
FOP=[YR=2023;ORIG=36,-40] E18 S12 W18 N12 $
FGR=[YR=2023;ORIG=10,3] E10 E13 N4 E8 S18 S8 W1 W20 N2 W10 N20 $
FOP=[YR=2023;ORIG=41,17] E5 S10 E1 S2 W7 N4 E1 N8 $
.

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	0	0	0	1,236.00	SF	10.00	10.00	100	2023	2023		100	12,360	

LAND DESCRIPTION

TOTAL OB/XF 12,360

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	RES	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 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS