LOT 83
HAMPTON LAKES PHASE IV-B
OR 2320/460

SMITH LARRY E & THERESA M
85281 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0083-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

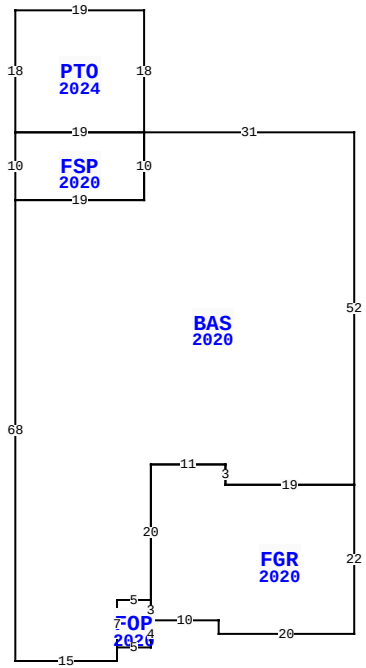
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100	2020	2,852	369,805
FGR	673	55	2020	370	47,976
FOP	35	30	2020	10	1,296
FSP	190	40	2020	76	9,855
PTO	342	5	2024	17	2,204
TOTALS	4,092			3,325	431,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,325	99.7280	131.64	437,703	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2025 Heated Area: 2852 HX Base Yr



85281 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	431,137
TOTAL MARKET OB/XF VALUE	11,149
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	517,286
SOH/AGL Deduction	0
ASSESSED VALUE	517,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	517,286
TOTAL JUST VALUE	517,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012519	19X18 SCRN ENCL	6,500	09/28/2023
22010587	CO ISSUED	0	07/12/2022
19009783	NEW CONSTR	387,939	12/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/557	3/31/2025	WD	Q	I	02	695,000
GRANTOR: BERG RICHARD PAUL & P						
GRANTEE: SMITH LARRY E & THE						
2591/1326	9/15/2022	SW	Q	I	02	650,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERG RICHARD PAUL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W31 S10 W19 S68 E15 N2 N7 E5 N20 E11 S3 E19 N52 $
FGR=[YR=2020;ORIG=-30,72] E10 S2 E20 N22 W19 N3 W11 S20 S3 $
FSP=[YR=2020;ORIG=-31,0] W19 S10 E19 N10 $
FOP=[YR=2020;ORIG=-35,76] E5 N4 N3 W5 S7 $
PTO=[YR=2024;ORIG=-50,0] E19 N18 W19 S18 $
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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	380.00	SF	10.00	10.00	100	2020	2020	3	98	3,724	
2	0462	ST/AL FNC	0	0	0	0	180.00	SF	10.00	10.00	100	2020	2020	3	90	1,620	
3	0911	SCRN RM A	0	0	19	18	342.00	SF	17.50	17.50	100	2024	2023		97	5,805	

LAND DESCRIPTION

TOTAL OB/XF 11,149

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	000134	C	RES POND	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 02/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS