LOT 84
HAMPTON LAKES PHASE IV-B
OR 2320/460

RINTAMAKI MARK ANDREW/HEINEKE KRISTA MARIE
85273 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0084-0000

BUILDING CHARACTERISTICS

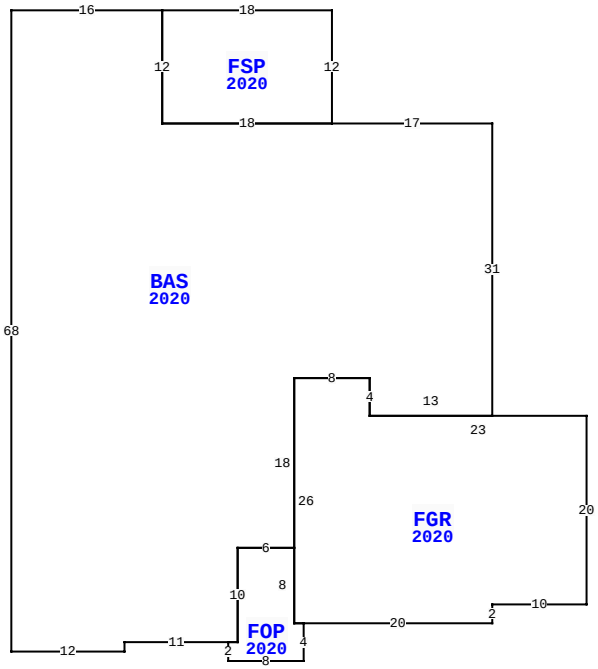
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,413	100	2020	2,413	345,350
FGR	694	55	2020	382	54,672
FOP	78	30	2020	23	3,292
FSP	216	40	2020	86	12,309
TOTALS	3,401			2,904	415,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,904	110.0740	145.30	421,951	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2413 HX Base Yr 2023



85273 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,622
TOTAL MARKET OB/XF VALUE		2,933
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		493,555
SOH/AGL Deduction		10,562
ASSESSED VALUE		482,993
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,271
TOTAL JUST VALUE		493,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010588	CO ISSUED	0	07/12/2022
19009776	NEW CONSTR	332,019	12/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0666	10/28/2022	SW	Q	I	01	633,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RINTAMAKI MARK ANDR						
2326/0194	12/16/2019	SW	Q	V	05	284,600
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] N12 W18 S12 E18$ W18 N12 W16 S68 E12 N1 E11 FOP=[YR=2020] S2 E8 N4 FGR=[YR=2020] E20 N2 E10 N20 W23 N4 W8 S26 E1$ W1 N8 W6 S10 W1$ E1 N10 E6 N18 E8 S4 E13 N31$.

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	156.00	SF	10.00	10.00	100	2020	2020	3	98	1,529	
2	0462	ST/AL FNC	0	100	0	0	156.00	SF	10.00	10.00	100	2020	2020	3	90	1,404	

LAND DESCRIPTION

TOTAL OB/XF 2,933

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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 11/02/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS