

LOT 85
HAMPTON LAKES PHASE IV-A
OR 2343/796

KERSTEN GAYLE ANN & MICHAEL CHARLES
85369 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0085-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
BAS	3,202	100
FGR	1,098	55
FOP	42	30
FOP	189	30
TOTALS	4,531	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,876	110.7000	146.12	566,361	2020	2020	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 3202 HX Base Yr 2021									
BLD DATE							LGL DATE		
XF DATE							LAND DATE	06/13/2023	
INC DATE							AG DATE	MLU	

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
1	0811	CONCRETE B	0	100	0	0	1,226.00	SF	5.20	5.20	100	2020	2020	3
2	0911	SCRN RM A	0	100	0	0	1,188.00	SF	17.50	17.50	100	2021	2021	3
3	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	100	2021	2021	3
4	0855	CONC PAVER	0	100	0	0	728.00	SF	10.00	10.00	100	2021	2021	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 4								Tax Dist:					
BUILDING MARKET VALUE								557,866					
TOTAL MARKET OB/XF VALUE								68,529					
TOTAL LAND VALUE - MARKET								75,000					
TOTAL MARKET VALUE								701,395					
SOH/AGL Deduction								340,732					
ASSESSED VALUE								360,663					
TOTAL EXEMPTION VALUE								HX HB		50,722			
BASE TAXABLE VALUE								309,941					
TOTAL JUST VALUE								701,395					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								675,995					