LOT 87
HAMPTON LAKES PHASE IV-A
OR 2343/796

CORREAL RICARDO & ADRIANA EDITH
85385 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0087-0000

BUILDING CHARACTERISTICS

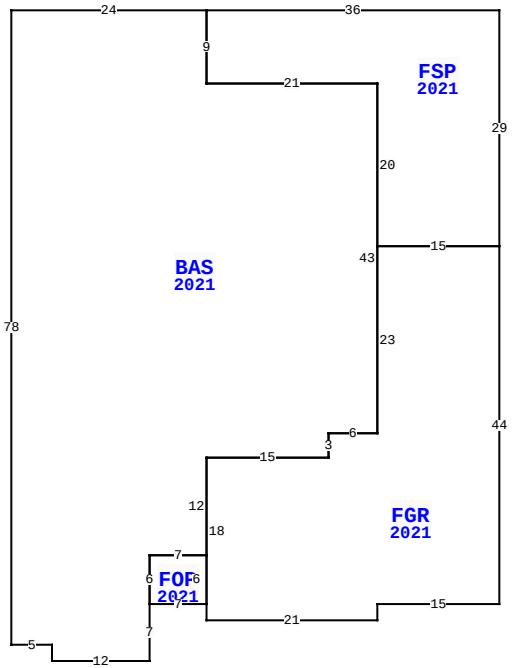
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,767	100	2021	2,767	359,920
FGR	1,098	55	2021	604	78,566
FOP	42	30	2021	13	1,691
FSP	624	40	2021	250	32,520
TOTALS	4,531			3,634	472,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,634	99.5400	131.39	477,471	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2767 HX Base Yr 2022



85385 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		472,696
TOTAL MARKET OB/XF VALUE		7,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		554,811
SOH/AGL Deduction		130,788
ASSESSED VALUE		424,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		373,301
TOTAL JUST VALUE		554,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009491	NEW CONSTR	408,083	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0043	5/13/2022	QC	U	I	11	100
GRANTOR: CORREAL RICARDO & ADR						
GRANTEE: CORREAL RICARDO & A						
2454/1808	3/26/2021	SW	Q	I	01	452,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CORREAL RICARDO & A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W36 BAS=[YR=2021] W24 S78 E5 S2 E12 N7
FOP=[YR=2021] E7 FGR=[YR=2021] S2 E21 N2 E15 N44 W15 S23 W6 S3 W15 S18$ N6 W7 S6$ N6 E7 N12 E15 N3 E6 N43 W21 N9$ S9 E21 S20 E15 N29$.

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	0811	CONCRETE B	0	100	0	0	1,382.00	SF	5.20	5.20	100	2021	2021	3	99	7,115	

LAND DESCRIPTION

TOTAL OB/XF 7,115

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	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 10/20/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS