LOT 100
HAMPTON LAKES PHASE IV-A
OR 2343/796

HAMMIL GEORGE HOWARD & LINDA JEAN
85523 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0100-0000

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 100
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

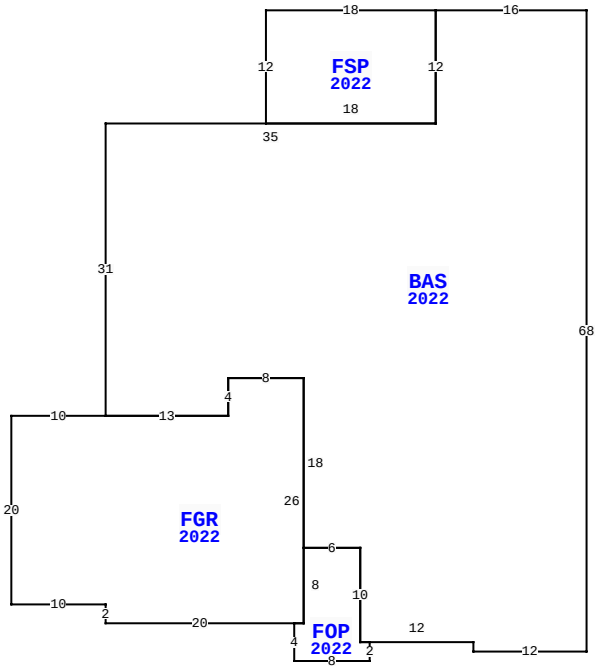
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100	2022	2,413	327,703
FGR	694	55	2022	382	51,878
FOP	78	30	2022	23	3,123
FSP	216	40	2022	86	11,679
TOTALS	3,401			2,904	394,385

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	103.4000	136.49	396,367	2022	2022	0	0	0	0.50	99.50

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



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

85523 FALL RIVER PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		394,385
TOTAL MARKET OB/XF VALUE		12,266
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		481,651
SOH/AGL Deduction		11,099
ASSESSED VALUE		470,552
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		414,830
TOTAL JUST VALUE		481,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016136	CO ISSUED	0	10/27/2022
21009778	NEW CONSTR	403,279	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2600/0776	10/27/2022	SW	Q	I	02	629,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAMMIL GEORGE HOWAR						
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=2022] W16 FSP=[YR=2022] W18 S12 E18 N12$ S12 W35 S31 FGR=[YR=2022] W10 S20 E10 S2 E20 FOP=[YR=2022] S4 E8 N2 W1 N10 W6 S8 W1$ E1 N26 W8 S4 W13$ E13 N4 E8 S18 E6 S10 E12 S1 E12 N68$.

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	100	0	0	1,239.00	SF	10.00	10.00	100	2022	2022	3	99	12,266	

LAND DESCRIPTION

TOTAL OB/XF 12,266

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 02/09/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS