

LOT 107
HAMPTON LAKES PHASE IV-A
OR 2343/796

DAVIS-BAILEY VALERIE
1095 PORTER ST
JACKSONVILLE, FL 32204

2025

13-2N-27-0723-0107-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
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	2,863	100	2021	2,863	380,004
FGR	660	55	2021	363	48,180
FOP	35	30	2021	10	1,328
FOP	190	30	2021	57	7,566
TOTALS	3,748			3,293	437,078

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	857.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,293	101.5680	134.07	441,493	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 0% - 2024 Heated Area: 2863 HX Base Yr											
85601 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		437,078	
TOTAL MARKET OB/XF VALUE		4,412	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		516,490	
SOH/AGL Deduction		0	
ASSESSED VALUE		516,490	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		516,490	
TOTAL JUST VALUE		516,490	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		495,401	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016517	CO ISSUED	0	11/30/2021
21005459	NEW CONSTR	413,492	04/30/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2519/0889	12/02/2021	SW	Q	I	02	444,300	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: DAVIS-BAILEY VALERI							
2373/0856	7/02/2020	SW	Q	V	05	3,194,300	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2021] W19 BAS=[YR=2021] W31 S52 FGR=[YR=2021] S22 E19 N2 E11 FOP=[YR=2021] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.											