

LOT 111
HAMPTON LAKES PHASE IV-B
OR 2320/460

SEWAK KATHI & THOMAS J
85229 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0111-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,266	100	2021	2,266	262,538
FGR	618	55	2021	340	39,392
FOP	48	30	2021	14	1,622
FSP	240	40	2021	96	11,123
TOTALS	3,172			2,716	314,674

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	917.00	SF	10.00	10.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,716	117.0288	117.03	317,853	2021	2021	0	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 2025 Heated Area: 2266 HX Base Yr													
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU													
85229 FALL RIVER PKWY, FERNANDINA BEACH													

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	0	0	917.00	SF	10.00	10.00	100	2021	2021	3	99	9,078	

TOTAL OB/XF										9,078						
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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,674	
TOTAL MARKET OB/XF VALUE		9,078	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		398,752	
SOH/AGL Deduction		0	
ASSESSED VALUE		398,752	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		398,752	
TOTAL JUST VALUE		398,752	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,533	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009915	NEW CONSTR	314,132	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1281	7/01/2024	WD	Q	I	01	460,000
GRANTOR: MATTHEWS GREGORY R						
GRANTEE: SEWAK KATHI & THOMA						
2469/1373	6/04/2021	SW	Q	I	01	344,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MATTHEWS GREGORY R						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021] W13 FSP=[YR=2021] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2021] S20 E10 S2 E19 N11 FOP=[YR=2021] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.																