

LOT 123
HAMPTON LAKES PHASE IV-B
OR 2320/460

LOGAN ANNA
85125 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0123-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	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	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	992.00	SF	10.00	10.00	100	2021
2	0462	ST/AL FNC	0 100	0	0	480.00	SF	10.00	10.00	100	2021
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		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
0100	01	2,716	117.0288	117.03	317,853	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2266 HX Base Yr 2022											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
85125 FALL RIVER PKWY, FERNANDINA BEACH											

TOTAL OB/XF											
14,861											

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		14,861	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		404,535	
SOH/AGL Deduction		68,419	
ASSESSED VALUE		336,116	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		280,394	
TOTAL JUST VALUE		404,535	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001344	NEW CONSTR	317,270	03/03/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2728/721	7/23/2024	QC	U	I	11
GRANTOR: LOGAN ANN					
GRANTEE: LOGAN ANN					
2632/738	4/19/2023	LE	U	I	11
GRANTOR: LOGAN ANN					
GRANTEE: NEU THOMAS JASON					

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\$.											