

LOT 125
HAMPTON LAKES PHASE IV-B
OR 2320/460

BUSH PATRICIA H & JEFFREY
85212 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

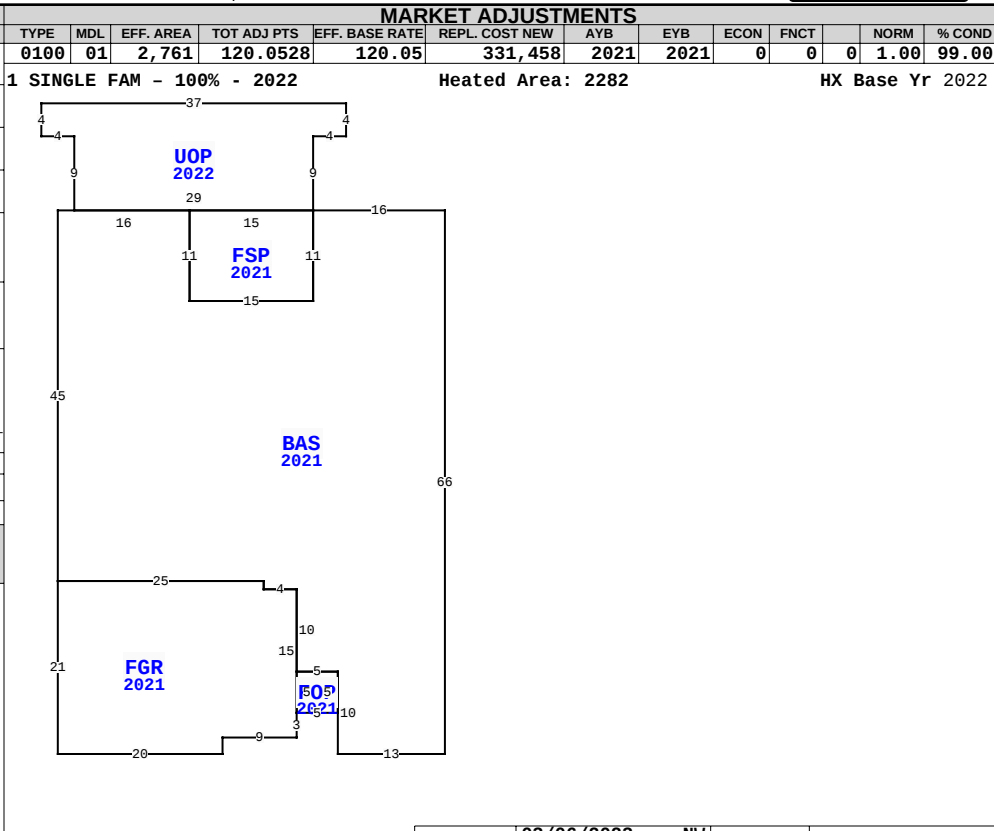
13-2N-27-0723-0125-0000



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		4 100
Bathrooms		3 100
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	2,282	100	2021	2,282	271,214
FGR	587	55	2021	323	38,388
FOP	25	30	2021	8	950
FSP	165	40	2021	66	7,844
UOP	409	20	2022	82	9,746
TOTALS	3,468			2,761	328,143



85212 RIVER BIRCH CT, FERNANDINA BEACH	BLD DATE 03/06/2023 NW	LGL DATE 06/13/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

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 PAVR	0 100	0	0	866.00	SF	10.00	10.00	100	2021	2021	3	99	8,573	
2	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
3	0462	ST/AL FNC	0 100	0	0	504.00	SF	10.00	10.00	100	2021	2021	3	93	4,687	
4	0911	SCRN RM A	0 100	29	13	377.00	SF	17.50	17.50	100	2022	2022	3	93	6,136	

LAND DESCRIPTION										TOTAL OB/XF							19,972	
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	LA VA	
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

NASSAU COUNTY PROPERTY																PAGE 1 of 1 4			
VALUATION SUMMARY																STANDARD			
VALUATION BY																Tax Group: 4			
Tax Dist:																Tax Dist:			
BUILDING MARKET VALUE																328,143			
TOTAL MARKET OB/XF VALUE																19,972			
TOTAL LAND VALUE - MARKET																75,000			
TOTAL MARKET VALUE																423,115			
SOH/AGL Deduction																188,593			
ASSESSED VALUE																234,522			
TOTAL EXEMPTION VALUE																50,722			
BASE TAXABLE VALUE																183,800			
TOTAL JUST VALUE																423,115			
NCON VALUE																0			
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE																408,667			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001186	ADDITION	17,154	01/20/2022
21012080	CO ISSUED	0	09/09/2021
21002328	NEW CONSTR	313,559	02/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2499/1583	9/23/2021	SW	Q	I	01	334,500	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: BUSH PATRICIA H & J							
2466/1012	5/25/2021	SW	U	V	11	100	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] W16 UOP=[YR=2022] N9 E4 N4 W37 S4 E4 S9 E29\$									
FSP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45									
FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15									
W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.									