LOT 126
HAMPTON LAKES PHASE IV-B
OR 2320/460

SWIFT LESLIE WATSON
85220 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0126-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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

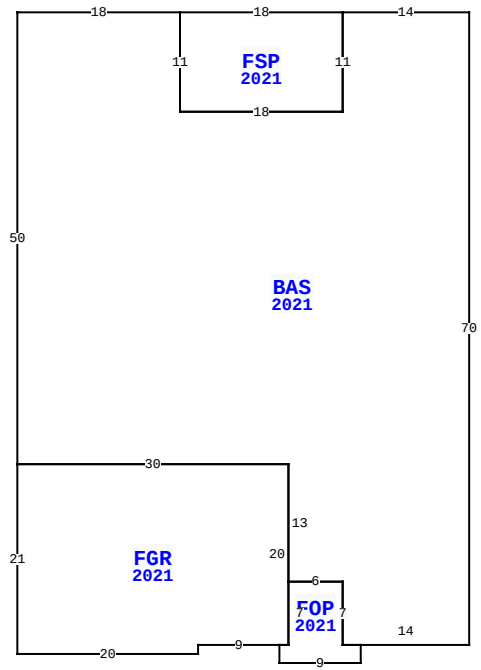
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2021	2,660	301,946
FGR	620	55	2021	341	38,708
FOP	60	30	2021	18	2,043
FSP	198	40	2021	79	8,967
TOTALS	3,538			3,098	351,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	114.6642	114.66	355,217	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2660 HX Base Yr 2024



85220 RIVER BIRCH CT, FERNANDINA BEACH

BLD DATE	03/06/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,665
TOTAL MARKET OB/XF VALUE		8,257
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		434,922
SOH/AGL Deduction		3,735
ASSESSED VALUE		431,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		380,465
TOTAL JUST VALUE		434,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016135	CO ISSUED	0	11/18/2021
21001534	NEW CONSTR	365,259	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/1319	1/21/2025	WD	Q	I	01	470,000
GRANTOR: MCLEOD CHRISTIAN G						
GRANTEE: SWIFT LESLIE WATSON						
2517/0402	11/24/2021	SW	Q	I	01	389,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCLEOD CHRISTIAN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FSP=[YR=2021] W18 S11 E18 N11$ S11 W18 N11 W18 S50 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S2 E9 N2 W2 N7 W6 S7 W1$ E1 N20 W30$ E30 S13 E6 S7 E14 N70 $.

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	834.00	SF	10.00	10.00	100	2021	2021	3	99	8,257	

LAND DESCRIPTION

TOTAL OB/XF 8,257

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	000100	C	RES	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 11/04/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS