LOT 130
HAMPTON LAKES PHASE IV-B
OR 2320/460

CONTELLA ROSS D & ROSEMARIE A
85258 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

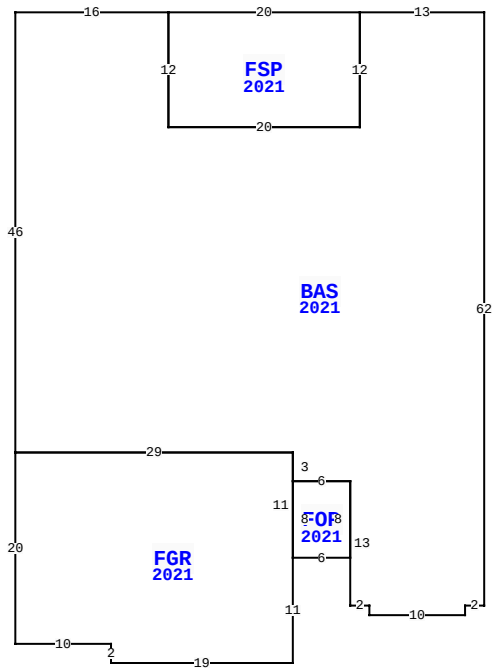
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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

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 – 100% - 2022 Heated Area: 2266 HX Base Yr 2022



85258 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		314,674
TOTAL MARKET OB/XF VALUE		8,375
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		398,049
SOH/AGL Deduction		39,465
ASSESSED VALUE		358,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,862
TOTAL JUST VALUE		398,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014195	CO ISSUED	0	10/15/2021
21002317	NEW CONSTR	317,270	02/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1027	10/22/2021	SW	Q	I	01	360,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CONTELLA ROSS DAVID						
2466/1012	5/25/2021	SW	U	V	11	100
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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	846.00	SF	10.00	10.00	100	2021	2021	3	99	8,375	

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,375

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 11/09/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS