

LOT 131
HAMPTON LAKES PHASE IV-B
OR 2320/460

IGOE PAMELA CECILIA
85272 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0131-0000



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
TOTALS	3,059			2,679	318,398

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	933.00	SF	10.00	10.00	100	2021	2021	3	99

LAND DESCRIPTION														
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 12/30/2021 BY NW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	120.0528	120.05	321,614	2021	2021	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022												
Heated Area: 2282												
HX Base Yr 2022												
85272 RIVER BIRCH CT, FERNANDINA BEACH												
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU												

TOTAL OB/XF														
9,237														

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9,237														

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		318,398	
TOTAL MARKET OB/XF VALUE		9,237	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		402,635	
SOH/AGL Deduction		40,176	
ASSESSED VALUE		362,459	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		311,737	
TOTAL JUST VALUE		402,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017674	CO ISSUED	0	12/22/2021
21002754	NEW CONSTR	330,894	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0873	12/30/2021	SW	Q	I	02	387,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: IGOE PAMELA CECILIA						
2569/1287	6/08/2021	WD	Q	V	05	245,300
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W16 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\$.														

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