

LOT 135
HAMPTON LAKES PHASE IV-B
OR 2320/460

MCKNIGHT JANET
85304 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0135-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
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	2022	2,266	277,280
FGR	618	55	2022	340	41,604
FOP	48	30	2022	14	1,713
FSP	240	40	2022	96	11,747
TOTALS	3,172			2,716	332,344

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	850.00	SF	10.00	10.00	100	2022

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	

REVIEW DATE 06/22/2022 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	2,716	122.9760	122.98	334,014	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2266 HX Base Yr 2023											
85304 RIVER BIRCH CT, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE											
INC DATE											
AG DATE											

TOTAL OB/XF											
8,415											

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8,415											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		332,344	
TOTAL MARKET OB/XF VALUE		8,415	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		415,759	
SOH/AGL Deduction		235,067	
ASSESSED VALUE		180,692	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		129,970	
TOTAL JUST VALUE		415,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		400,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006548	CO ISSUED	0	04/27/2022
21001311	NEW CONSTR	365,229	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0298	4/29/2022	SW	Q	I	01	405,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCKNIGHT JANET						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOSUING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 FSP=[YR=2022] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.											

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