LOT 136
HAMPTON LAKES PHASE IV-B
OR 2320/460

BURIAN THERESA CATHERINE/PETERSON CRAIG STEVENS
85312 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0136-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

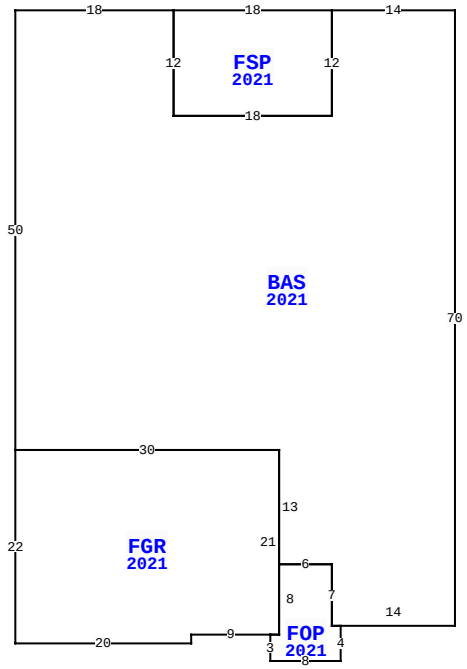
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2021	2,642	298,385
FGR	650	55	2021	358	40,433
FOP	73	30	2021	22	2,485
FSP	216	40	2021	86	9,713
TOTALS	3,581			3,108	351,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	114.0846	114.08	354,561	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2642 HX Base Yr 2023



85312 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	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,015
TOTAL MARKET OB/XF VALUE		9,623
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,638
SOH/AGL Deduction		6,687
ASSESSED VALUE		428,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,229
TOTAL JUST VALUE		435,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018027	CO ISSUED	0	12/30/2021
21002755	NEW CONSTR	385,428	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2533/1144	1/26/2022	SW	Q	I	02	375,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BURIAN THERESA C &						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOSUING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FSP=[YR=2021] W18 S12 E18 N12$ S12 W18 N12 W18 S50 FGR=[YR=2021] S22 E20 N1 E9 FOP=[YR=2021] S3 E8 N4 W1 N7 W6 S8 W1$ E1 N21 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	972.00	SF	10.00	10.00	100	2021	2021	3	99	9,623	

LAND DESCRIPTION

TOTAL OB/XF 9,623

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 12/30/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS