LOT 137
HAMPTON LAKES PHASE IV-B
OR 2320/460

SHANTA HOLDINGS LLC
7901 4TH STREET NORTH SUITE 30
ST PETERSBURG, FL 33702

2025

13-2N-27-0723-0137-0000

NASSAU COUNTY PROPERTY

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 Floo	11	CLAY TILE 100
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

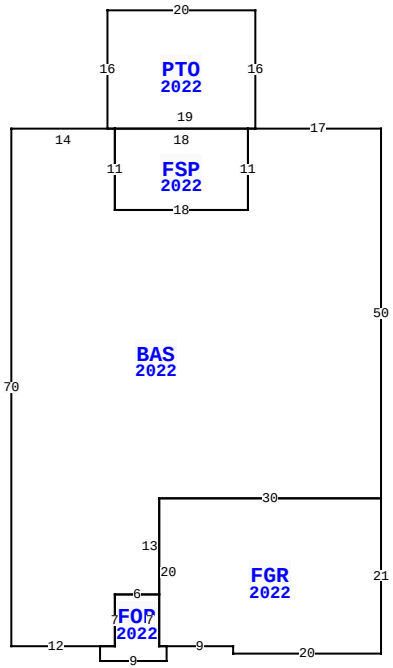
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2022	2,660	317,022
FGR	620	55	2022	341	40,641
FOP	60	30	2022	18	2,145
FSP	198	40	2022	79	9,416
PTO	320	5	2022	16	1,906
TOTALS	3,858			3,114	371,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,114	119.7840	119.78	372,995	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2660 HX Base Yr



85320 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	371,130
TOTAL MARKET OB/XF VALUE	5,315
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	451,445
SOH/AGL Deduction	0
ASSESSED VALUE	451,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,445
TOTAL JUST VALUE	451,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002134	CO ISSUED	0	02/08/2022
21004801	NEW CONSTR	385,461	05/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/333	9/07/2023	QC	U	I	11	100
GRANTOR: PATEL PARBHUBHAI NARS						
GRANTEE: SHANTA HOLDINGS LLC						
2542/0085	2/24/2022	SW	Q	I	01	431,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PATEL PARBHUBHAI NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 PTO=[YR=2022] N16 W20 S16 E1 FSP=[YR=2022] S11 E18 N11 W18 $ E19$ W1 S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1$ W1 N7 W6 S7 W2$ E2 N7 E6 N13 E30 N50$.

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	0810	CONCRETE A	0	0	0	0	826.00	SF	6.50	6.50	100	2022	2022	3	99	5,315	

LAND DESCRIPTION

TOTAL OB/XF 5,315

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS