LOT 140
HAMPTON LAKES PHASE IV-B
OR 2320/460

BLOURNE ROBERT SCOTT & LORI LYNN
85277 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0140-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

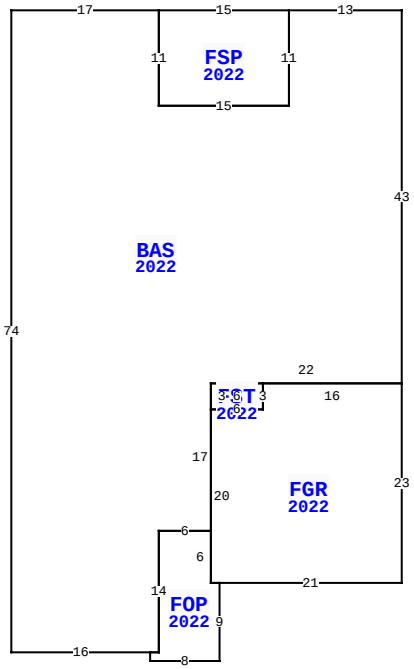
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2022	2,399	291,143
FGR	488	55	2022	268	32,525
FOP	100	30	2022	30	3,641
FSP	165	40	2022	66	8,010
FST	18	55	2022	10	1,214
TOTALS	3,170			2,773	336,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	121.9680	121.97	338,223	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2399 HX Base Yr 2023



85277 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		336,532
TOTAL MARKET OB/XF VALUE		7,880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,412
SOH/AGL Deduction		133,986
ASSESSED VALUE		285,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,704
TOTAL JUST VALUE		419,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002780	CO ISSUED	0	02/18/2022
21004778	NEW CONSTR	345,681	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0712	2/25/2022	SW	Q	I	01	395,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BLOURNE ROBERT SCOT						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOSUING						
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	796.00	SF	10.00	10.00	100	2022	2022	3	99	7,880	

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W15 S11 E15 N11$ S11 W15 N11 W17 S74 E16 FOP=[YR=2022] S1 E8 N9 FGR=[YR=2022] E21 N23 W16 FST=[YR=2022] W6 S3 E6 N3$ S3 W6 S20 E1$ W1 N6 W6 S14 W1$ E1 N14 E6 N17 E22 N43$.

LAND DESCRIPTION

TOTAL OB/XF 7,880

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 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