

LOT 141
HAMPTON LAKES PHASE IV-B
OR 2320/460

OSTEEN WENDEE DELOIS & THOMAS M
85269 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0141-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 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	2,660	100	2022	2,660	307,070
FGR	620	55	2022	341	39,365
FOP	60	30	2022	18	2,078
FSP	198	40	2022	79	9,120
TOTALS	3,538			3,098	357,633

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,048.00	SF	10.00	10.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,098	116.0166	116.02	359,430	2022	2022	0	0
1 SINGLE FAM - 100% - 2023									
Heated Area: 2660									
HX Base Yr 2023									
85269 RIVER BIRCH CT, FERNANDINA BEACH									
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU									
XF DATE									
INC DATE									
AG DATE									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					357,633				
TOTAL MARKET OB/XF VALUE					10,375				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					443,008				
SOH/AGL Deduction					8,630				
ASSESSED VALUE					434,378				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					378,656				
TOTAL JUST VALUE					443,008				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					426,942				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006134	CO ISSUED	0	04/20/2022
21006790	NEW CONSTR	385,461	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/0322	4/29/2022	SW	Q	I	01	445,900	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: O'STEEN WENDEE DELO							
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=2022] W18 FSP=[YR=2022] W18 S11 E18 N11\$ 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\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00