

LOT 142
HAMPTON LAKES PHASE IV-B
OR 2320/460

GROMADA RICHARD J & MARCIA C
85261 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0142-0000



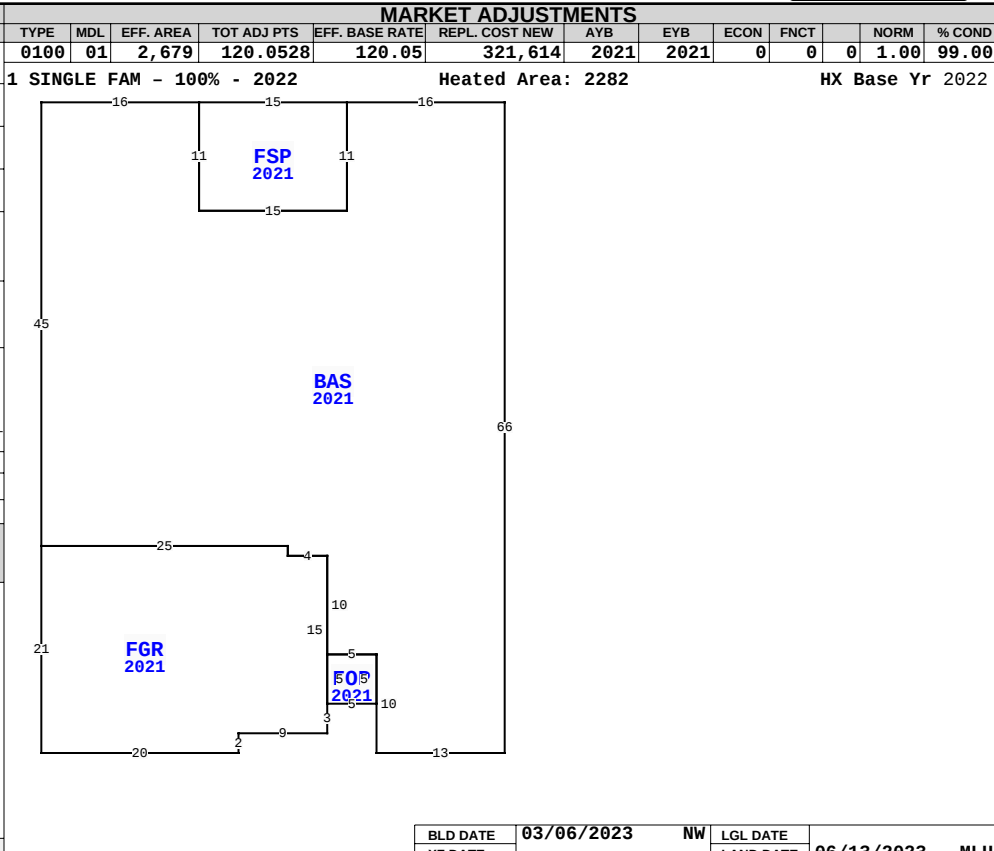
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,282	100	2021	2,282	271,214
FGR	587	55	2021	323	38,388
FOP	25	30	2021	8	950
FSP	165	40	2021	66	7,844
TOTALS	3,059			2,679	318,398

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		882.00	SF 10.00
2	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00
3	0462	ST/AL FNC	0	100	0	0		624.00	SF 10.00

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



85261 RIVER BIRCH CT, FERNANDINA BEACH	BLD DATE	03/06/2023	NW	LGL DATE	
	XF DATE			LAND DATE	06/13/2023
	INC DATE			AG DATE	MLU

TOTAL OB/XF									
15,111									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
318,398									
TOTAL MARKET OB/XF VALUE									
15,111									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
408,509									
SOH/AGL Deduction									
97,270									
ASSESSED VALUE									
311,239									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
260,517									
TOTAL JUST VALUE									
408,509									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
394,260									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009110	CO ISSUED	0	07/13/2021
20010596	NEW CONSTR	310,459	11/02/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2480/1616	7/20/2021	SW	Q	I	02	355,100			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: GROMADA RICHARD J &									
2466/1012	5/25/2021	SW	U	V	11	100			
GRANTOR: AG ESSENTIAL HOUSING									
GRANTEE: LENNAR HOMES LLC									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] W16 FSP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.									