LOT 145
HAMPTON LAKES PHASE IV-B
OR 2320/460

LE HUNG MANH/HUANG ZENGZHEN
85237 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0145-0000

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 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

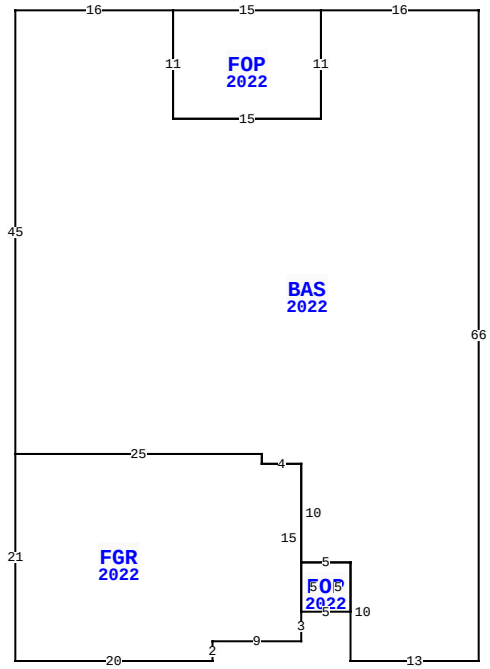
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2022	2,282	277,171
FGR	587	55	2022	323	39,232
FOP	25	30	2022	8	972
FOP	165	30	2022	50	6,073
TOTALS	3,059			2,663	323,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	122.0688	122.07	325,072	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2282 HX Base Yr



85237 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	323,447
TOTAL MARKET OB/XF VALUE	12,929
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	411,376
SOH/AGL Deduction	0
ASSESSED VALUE	411,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,376
TOTAL JUST VALUE	411,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014544	CO ISSUED	0	09/23/2022
21015447	NEW CONSTR	376,981	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0239	11/23/2022	SW	Q	I	01	415,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LE HUNG MANH & ZENG						
2504/1146	10/07/2021	SW	U	V	37	308,000
GRANTOR: AG ESSENTIAL HOUSING						
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	0	0	0	1,306.00	SF	10.00	10.00	100	2022	2022	3	99	12,929	

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W15 S11 E15 N11$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5 N5 W5 S5$ N15 W4 N1 W25$ E25 S1 E4 S10 E5 S10E13 N66$.

LAND DESCRIPTION

TOTAL OB/XF 12,929

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 08/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS