LOT 146
HAMPTON LAKES PHASE IV-B
OR 2320/460

TEGREENY CHRISTOPHER & JOANNE
85213 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0146-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

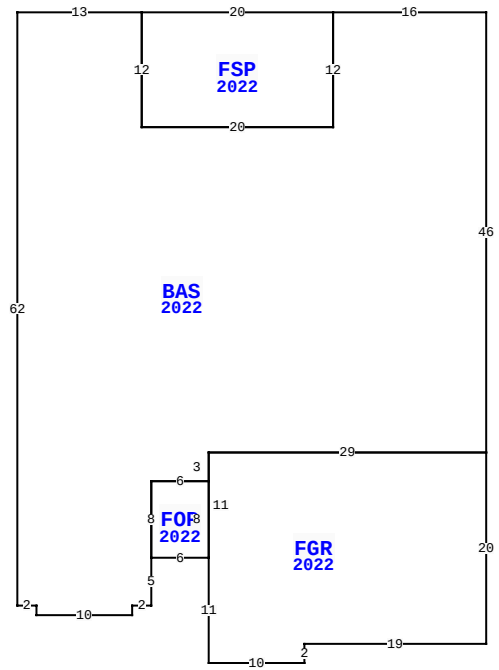
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2022	2,266	268,396
FGR	600	55	2022	330	39,087
FOP	48	30	2022	14	1,659
FSP	240	40	2022	96	11,371
TOTALS	3,154			2,706	320,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,706	119.0448	119.04	322,122	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2266 HX Base Yr



85213 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	320,511
TOTAL MARKET OB/XF VALUE	16,319
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	411,830
SOH/AGL Deduction	0
ASSESSED VALUE	411,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,830
TOTAL JUST VALUE	411,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016464	CO ISSUED	0	11/02/2022
22004699	NEW CONSTR	381,531	03/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1125	11/10/2022	SW	Q	I	01	453,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TEGREENY CHRISTOPHE						
2504/1146	10/07/2021	SW	U	V	37	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W20 S12 E20 N12$ S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11$ N8 W6 S8$ N8 E6 N3 E29 N46$.

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	875.00	SF	10.00	10.00	100	2022	2022	3	99	8,663	
2	0462	ST/AL FNC	0	0	0	0	744.00	SF	10.00	10.00	100	2022	2022	3	95	7,068	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 16,319

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 02/13/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS