LOT 149
HAMPTON LAKES PHASE IV-B
OR 2320/460

JARABECK ROBERT JOHN & KRISTINE LEE
85026 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0149-0000

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 100
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

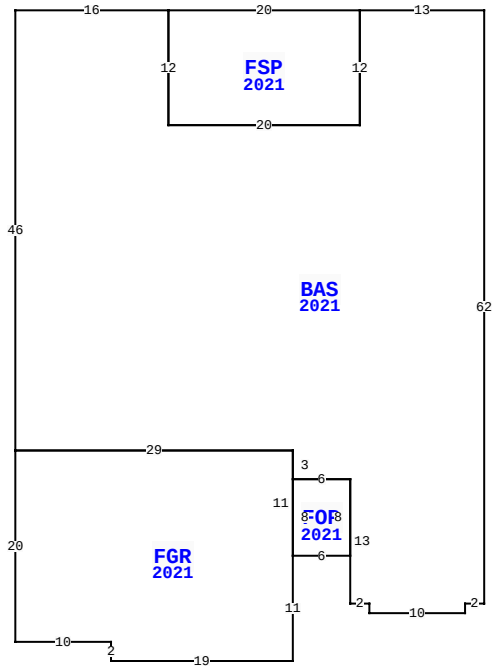
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2021	2,266	271,354
FGR	618	55	2021	340	40,715
FOP	48	30	2021	14	1,676
FSP	240	40	2021	96	11,496
TOTALS	3,172			2,716	325,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	120.9600	120.96	328,527	2021	2021	0	0	0	1.00	99.00

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



85026 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE	03/06/2023	NW	LGL DATE		
XF DATE			LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	325,242
TOTAL MARKET OB/XF VALUE	9,207
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	409,449
SOH/AGL Deduction	0
ASSESSED VALUE	409,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,449
TOTAL JUST VALUE	409,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003059	CO ISSUED	0	03/15/2021
20009981	NEW CONSTR	314,132	10/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/1657	3/30/2021	SW	Q	I	01	330,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JARABECK ROBERT JOH						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] W20 S12 E20 N12$ S12 W20 N12 W16 S46 FGR=[YR=2021] S20 E10 S2 E19 N11 FOP=[YR=2021] E6 N8 W6 S8$ N11 W29$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62$.

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	930.00	SF	10.00	10.00	100	2021	2021	3	99	9,207	

LAND DESCRIPTION

TOTAL OB/XF 9,207

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 04/27/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS