LOT 150
HAMPTON LAKES PHASE IV-B
OR 2320/460

WIGGINS STEPHEN T & CHERYL L
85034 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0150-0000

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

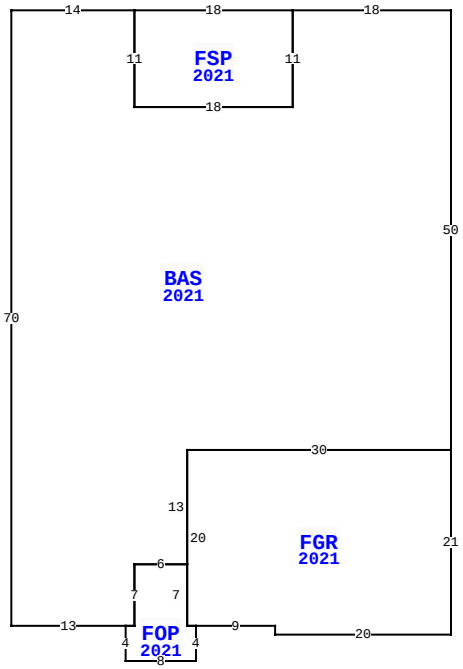
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2021	2,660	300,418
FGR	620	55	2021	341	38,512
FOP	74	30	2021	22	2,485
FSP	198	40	2021	79	8,922
TOTALS	3,552			3,102	350,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,102	114.0846	114.08	353,876	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2660 HX Base Yr 2025



85034 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,337
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,237
SOH/AGL Deduction		48,412
ASSESSED VALUE		386,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,103
TOTAL JUST VALUE		435,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002818	CO ISSUED	0	03/09/2021
20009153	NEW CONSTR	361,649	09/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/595	4/24/2024	WD	Q	I	02	525,000
GRANTOR: RENWICK SCOTT CLARK &						
GRANTEE: WIGGINS STEPHEN T &						
2447/0661	3/29/2021	SW	Q	I	02	354,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RENWICK SCOTT CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FSP=[YR=2021] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E13 FOP=[YR=2021] S4 E8 N4 FGR=[YR=2021] E9 S1 E20 N21 W30 S20 E1$ W1 N7 W6 S7 W1$ E1 N7 E6 N13 E30 N50$.

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	100	0	0	1,000.00	SF	10.00	10.00	100	2021	2021	3	99	9,900	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	100		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