LOT 151
HAMPTON LAKES PHASE IV-B
OR 2320/460

STEWART GREGORY LEE/MELTON MARY KATHERINE
85042 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0151-0000

NASSAU COUNTY PROPERTY

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		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

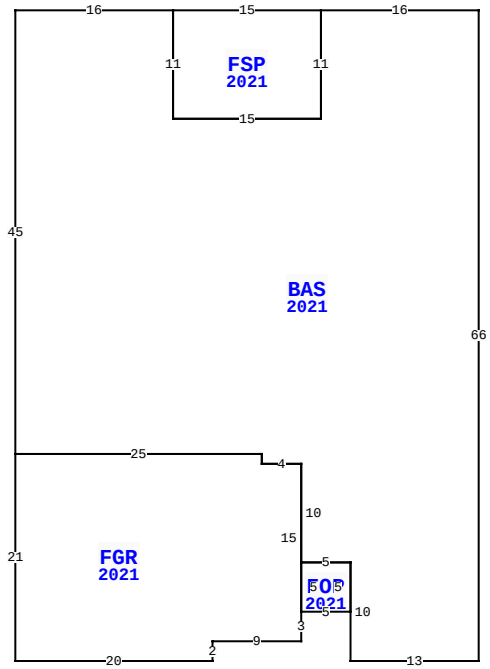
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2021	2,282	280,093
FGR	587	55	2021	323	39,646
FOP	25	30	2021	8	982
FSP	165	40	2021	66	8,101
TOTALS	3,059			2,679	328,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	123.9840	123.98	332,142	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2282 HX Base Yr 2022



85042 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,821
TOTAL MARKET OB/XF VALUE		81,274
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		485,095
SOH/AGL Deduction		37,086
ASSESSED VALUE		448,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		397,287
TOTAL JUST VALUE		485,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008182	ADDITION	7,140	05/25/2022
21017518	SWIM POOL	78,560	12/20/2021
21003304	CO ISSUED	0	03/18/2021
20008436	NEW CONSTR	310,459	09/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0597	3/29/2021	SW	Q	I	01	344,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STEWART GREGORY LEE						
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] 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$.

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	923.00	SF	10.00	10.00	100	2021	2021	3	99	9,138	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
3	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2021	2021	3	93	6,696	
4	0911	SCRN RM A	0	100	30	42	1,260.00	SF	17.50	17.50	100	2022	2022	3	93	20,507	
5	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2022	2022	3	95	36,338	
6	0855	CONC PAVER	0	100	0	0	810.00	SF	10.00	10.00	100	2022	2022	3	99	8,019	

LAND DESCRIPTION

TOTAL OB/XF 81,274

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 11/01/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS