LOT 154
HAMPTON LAKES PHASE IV-B
OR 2320/460

ABEL JACOB G & LISA A/
85066 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0154-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

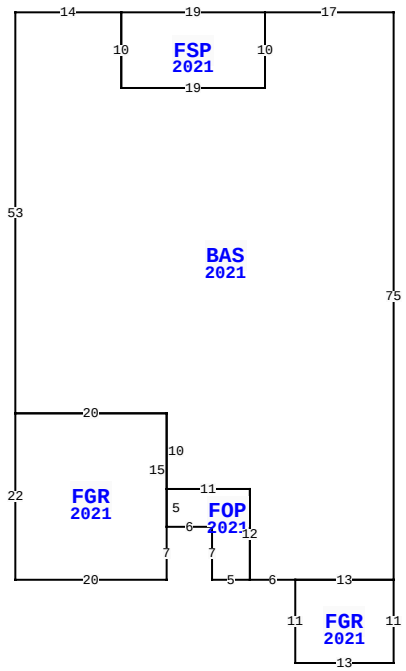
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100	2021	2,988	337,462
FGR	143	55	2021	79	8,922
FGR	440	55	2021	242	27,331
FOP	90	30	2021	27	3,049
FSP	190	40	2021	76	8,583
TOTALS	3,851			3,412	385,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,412	114.0846	114.08	389,241	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2988 HX Base Yr 2022



85066 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		385,349
TOTAL MARKET OB/XF VALUE		10,514
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		470,863
SOH/AGL Deduction		47,509
ASSESSED VALUE		423,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		372,632
TOTAL JUST VALUE		470,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014194	CO ISSUED	0	10/15/2021
21001559	NEW CONSTR	406,331	02/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/1764	2/15/2022	QC	U	I	11	107,600

GRANTOR: ABEL LINDA ANN & GREG
GRANTEE: ABEL JACOB GREGORY

2507/1671	10/22/2021	SW	Q	I	01	434,500

GRANTOR: LENNAR HOMES LLC
GRANTEE: ABEL JACOB GREOGRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W14 S53 FGR=[YR=2021] S22 E20 N7 FOP=[YR=2021] E6 S7 E5 N12 W11 S5$ N15 W20$ E20 S10 E11 S12 E6 FGR=[YR=2021] S11 E13 N11 W13$ E13 N75$.

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	1,062.00	SF	10.00	10.00	100	2021	2021	3	99	10,514	

LAND DESCRIPTION

TOTAL OB/XF 10,514

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 12/30/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS