LOT 162
HAMPTON LAKES PHASE IV-B
OR 2320/460

GIEMSCH CLAUDIA B TRUST/GIEMSCH CLAUDIA B TRUSTEE
85130 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0162-0000

BUILDING CHARACTERISTICS

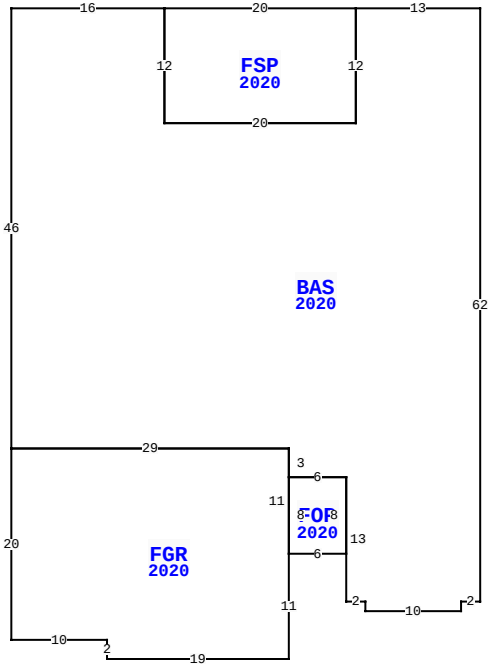
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2020	2,266	261,212
FGR	618	55	2020	340	39,193
FOP	48	30	2020	14	1,613
FSP	240	40	2020	96	11,066
TOTALS	3,172			2,716	313,085

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	117.0288	117.03	317,853	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2266 HX Base Yr 2024



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

85130 FALL RIVER PKWY, FERNANDINA BEACH

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	850.00	SF	10.00	10.00	100	2020	2020	3	98	8,330	
2	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2020	2020	3	90	8,640	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,085
TOTAL MARKET OB/XF VALUE		17,540
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		405,625
SOH/AGL Deduction		132,008
ASSESSED VALUE		273,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,895
TOTAL JUST VALUE		405,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010198	CO ISSUED	0	10/23/2020
20000139	NEW CONSTR	314,132	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1859	12/02/2023	WD	U	I	11	100
GRANTOR: GIEMSCH CLAUDIA B						
GRANTEE: GIEMSCH CLAUDIA B T						
2634/881	4/28/2023	WD	Q	I	02	540,000
GRANTOR: DIXON DEAN STEWART &						
GRANTEE: GIEMSCH CLAUDIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] W20 S12 E20 N12$ S12 W20 N12 W16 S46 FGR=[YR=2020] S20 E10 S2 E19 N11 FOP=[YR=2020] E6 N8 W6 S8$ N11 W29$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62$.

LAND DESCRIPTION

TOTAL OB/XF 17,540

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 02/10/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS