LOT 171
HAMPTON LAKES PHASE IV-B
OR 2320/460

RM1 SFR PROPCO B LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

2025

13-2N-27-0723-0171-0000

BUILDING CHARACTERISTICS

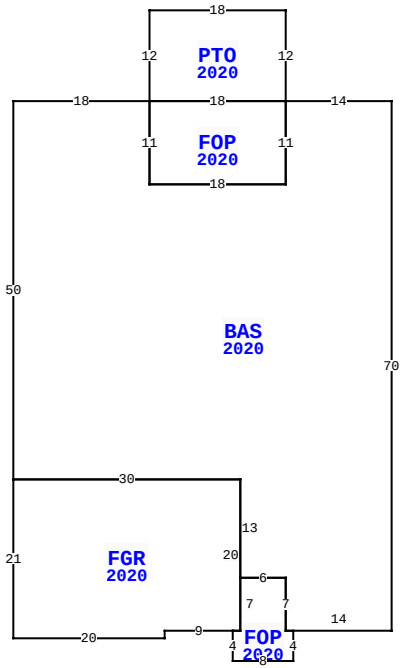
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2020	2,660	298,901
FGR	620	55	2020	341	38,317
FOP	74	30	2020	22	2,472
FOP	198	30	2020	59	6,630
PTO	216	5	2020	11	1,236
TOTALS	3,768			3,093	347,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	114.0846	114.08	352,849	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2660 HX Base Yr



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

85210 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	347,556
TOTAL MARKET OB/XF VALUE	13,025
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	435,581
SOH/AGL Deduction	0
ASSESSED VALUE	435,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,581
TOTAL JUST VALUE	435,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000142	NEW CONSTR	361,619	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1551	12/10/2021	WD	Q	I	01	466,900
GRANTOR: MACBRIDE CAMERON ROSS						
GRANTEE: RM1 SFR PROPCO B LP						
2379/1642	7/17/2020	SW	Q	I	01	350,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MACBRIDE CAMERON RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] S11 W18 N11 PTO=[YR=2020] N12 E18 S12 W18$ E18$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S4 E8 N4 W1 N7 W6 S7 W1$ E1 N20 W30$ E30 S13 E6 S7 E14 N70 $.

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	918.00	SF	10.00	10.00	100	2020	2020	3	98	8,996	
2	0462	ST/AL FNC	0	0	0	0	416.00	SF	10.00	10.00	100	2020	2020	3	90	3,744	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 13,025

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 10/06/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS