

LOT 172
HAMPTON LAKES PHASE IV-B
OR 2320/460

BROWN MATTHEW J & SARA R
85218 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0172-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	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
BAS	3,071	100	2020
FGR	143	55	2020
FGR	420	55	2020
FOP	95	30	2020
FSP	190	40	2020
TOTALS	3,919		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,485	114.0846	114.08	397,569	2020	2020	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2021 Heated Area: 3071 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			391,605
TOTAL MARKET OB/XF VALUE			68,115
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			534,720
SOH/AGL Deduction			99,105
ASSESSED VALUE			435,615
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			384,893
TOTAL JUST VALUE			534,720
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			518,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016361	ADDITION	10,000	11/23/2021
21003704	SWIM POOL	60,000	06/01/2021
20008367	CO ISSUED	0	09/11/2020
20000137	NEW CONSTR	402,388	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0252	10/16/2020	SW	Q	I	01	436,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BROWN MATTHEW J & S						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES																
L N	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			981.00	10.00	100	2020	2020	3	98	9,614
2	0911	SCRN RM A	0	100	0	0			1,032.00	SF 17.50	100	2021	2021	3	90	16,254
3	0855	CONC PAVER	0	100	0	0			163.00	SF 10.00	100	2021	2021	3	99	1,614
4	0855	CONC PAVER	0	100	0	0			672.00	SF 10.00	100	2021	2021	3	99	6,653
5	0861	POOL GUNIT	0	100	0	0			360.00	SF 85.00	100	2022	2022	3	95	29,070
6	0462	ST/AL FNC	0	100	0	0			528.00	SF 10.00	100	2021	2021	3	93	4,910

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

BUILDING NOTES	
85218 FALL RIVER PKWY, FERNANDINA BEACH	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							