LOT 174
HAMPTON LAKES PHASE IV-B
OR 2320/460

SNYDER RICHARD JAMES SR & CHRISTINE ELAINE
85234 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0174-0000

BUILDING CHARACTERISTICS

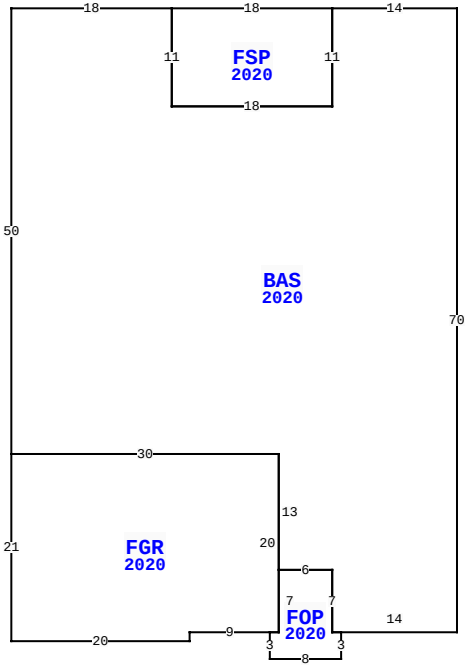
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,660	100	2020	2,660	308,779
FGR	620	55	2020	341	39,584
FOP	66	30	2020	20	2,322
FSP	198	40	2020	79	9,170
TOTALS	3,544			3,100	359,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,100	117.8520	117.85	365,335	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2660 HX Base Yr 2025



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

85234 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	829.00	SF	10.00	10.00	100	2020	2020	3	98	8,124	
2	0462	ST/AL FNC	0	100	0	0	464.00	SF	10.00	10.00	100	2020	2020	3	90	4,176	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
4	0855	CONC PAVER	0	100	20	18	360.00	SF	10.00	10.00	100	2025	2020		98	3,528	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,855
TOTAL MARKET OB/XF VALUE		16,398
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		451,253
SOH/AGL Deduction		135,150
ASSESSED VALUE		316,103
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,381
TOTAL JUST VALUE		451,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005818	CO ISSUED	0	07/06/2020
20000131	NEW CONSTR	361,649	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1685	4/17/2024	WD	Q	I	01	611,000
GRANTOR: ACOSTA TIMOTHY WAYNE						
GRANTEE: SNYDER RICHARD JAME						
2379/0466	7/16/2020	SW	Q	I	01	359,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ACOSTA TIMOTHY WAYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W18 S11 E18 N11$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S3 E8 N3 W1 N7 W6 S7 W1$ E1 N20 W30$ E30 S13 E6 S7 E14 N70 $.

LAND DESCRIPTION

TOTAL OB/XF 16,398

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 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