LOT 174
HAMPTON LAKES PHASE V-A
OR 2409/1745

SMITH SCOTT A & LINDA L
84762 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0174-0000

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 60
Interior Floo	14	CARPET 40
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
Quality	04	Quality Level 04

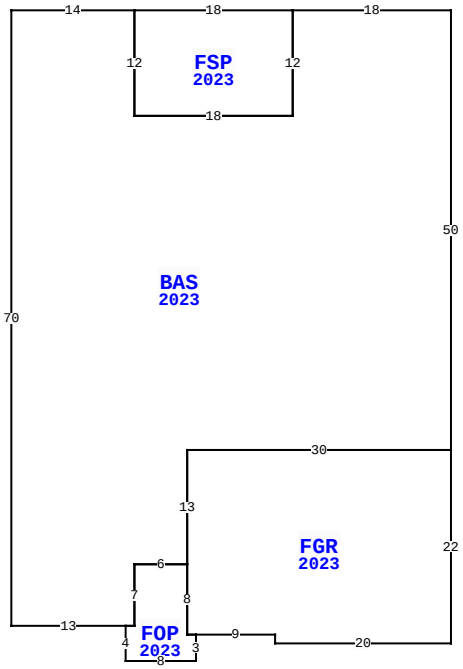
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2023	2,642	298,097
FGR	650	55	2023	358	40,393
FOP	73	30	2023	22	2,482
FSP	216	40	2023	86	9,703
TOTALS	3,581			3,108	350,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	112.8288	112.83	350,676	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2642 HX Base Yr 2024



84762 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,676
TOTAL MARKET OB/XF VALUE		8,390
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		434,066
SOH/AGL Deduction		5,449
ASSESSED VALUE		428,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		377,895
TOTAL JUST VALUE		434,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001798	CO ISSUED	0	02/09/2023
22005706	NEW CONSTR	439,055	04/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2786/1082	5/07/2025	WD	Q	I	01	560,000
GRANTOR: REYNOLDS CLAUDETTE E						
GRANTEE: SMITH SCOTT A & LIN						
2621/0350	2/22/2023	SW	Q	I	01	432,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: REYNOLDS CLAUDETTE						

BUILDING NOTES

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	839.00	SF	10.00	10.00	100	2023	2023		100	8,390	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W18 S12 W18 N12 W14 S70 E13 E1 N7 E6 N13 E30 N50 $
FSP=[YR=2023;ORIG=44,10] E18 S12 W18 N12 $
FOP=[YR=2023;ORIG=44,73] E6 S8 E1 S3 W8 N4 E1 N7 $
FGR=[YR=2023;ORIG=50,60] E30 S22 W20 N1 W9 W1 N8 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,390

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	000135	C	RES NATURAL	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 04/25/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS