

LOT 186
HAMPTON LAKES PHASE V-A
OR 2409/1745

GATES RICHARD WILLIAM III
84930 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0186-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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. 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	2022	2,660	303,736
FGR	620	55	2022	341	38,937
FOP	60	30	2022	18	2,056
FSP	198	40	2022	79	9,021
TOTALS	3,538			3,098	353,748

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,027.00	SF	10.00
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,098	114.7608	114.76	355,526	2022	2022	0	0
1 SINGLE FAM - 0% - 2025									
Heated Area: 2660									
HX Base Yr									
84930 FALL RIVER PKWY, FERNANDINA BEACH									
BLD DATE 06/13/2023 MLU									
LGL DATE 06/13/2023									
LAND DATE 06/13/2023									
AG DATE 06/13/2023									

TOTAL OB/XF									
16,977									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			353,748
TOTAL MARKET OB/XF VALUE			16,977
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			445,725
SOH/AGL Deduction			0
ASSESSED VALUE			445,725
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			445,725
TOTAL JUST VALUE			445,725
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008617	CO ISSUED	0	06/29/2022
21006817	NEW CONSTR	385,461	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2578/0509	6/30/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					SALE PRICE 437,000
GRANTEE: GATES RICHARD WILLI					
2528/0015	1/07/2022	SW	Q	V	05
GRANTOR: AG ESSENTIAL HOUSING					308,000
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.									