LOT 190
HAMPTON LAKES PHASE V-A
OR 2409/1745

LAMONT WENDELL & SHELLEY LYNNE
84962 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

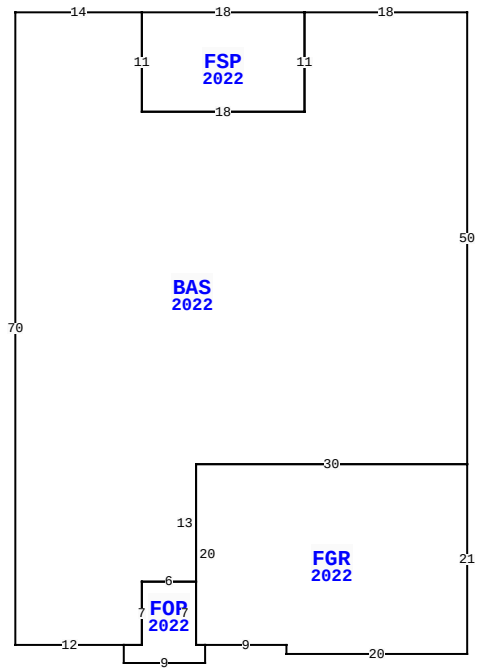
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	114.7608	114.76	355,526	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2025 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	

84962 FALL RIVER PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	353,748
TOTAL MARKET OB/XF VALUE	17,724
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	446,472
SOH/AGL Deduction	0
ASSESSED VALUE	446,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,472
TOTAL JUST VALUE	446,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005221	AD RES SCN	11,022	05/14/2025
21004807	CO ISSUED	0	06/23/2022
21004807	NEW CONSTR	385,461	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/898	10/23/2024	WD	Q	I	01	545,000
GRANTOR: KASIK JOHN DAMIAN & K						
GRANTEE: LAMONT WENDELL & SH						
2579/1335	6/27/2022	SW	Q	I	01	452,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KASIK JOHN DAMIAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2E9N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1$ W1 N7 W6 S7 W2$ E2 N7 E6 N13 E30 N50 $.

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	1,017.00	SF	10.00	10.00	100	2022	2022	3	99	10,068	
2	0462	ST/AL FNC	0	0	0	0	744.00	SF	10.00	10.00	100	2022	2022	3	95	7,068	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 17,724

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	000134	C	RES POND	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 02/24/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS