LOT 1
HAMPTON LAKES PHASE IV-B
OR 2320/460

GILMORE BRIAN M & TERRIE L W
85262 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0001-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

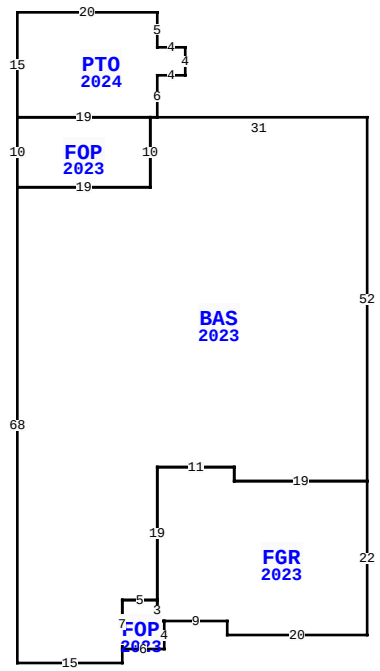
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2023	2,863	415,623
FGR	662	55	2023	364	52,842
FOP	39	30	2023	12	1,742
FOP	190	30	2023	57	8,274
PTO	316	5	2024	16	2,322
TOTALS	4,070			3,312	480,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,312	104.9674	145.90	483,221	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2863 HX Base Yr 2024



85262 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		480,805
TOTAL MARKET OB/XF VALUE		5,859
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		561,664
SOH/AGL Deduction		0
ASSESSED VALUE		561,664
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		510,253
TOTAL JUST VALUE		561,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011257	SCRN ENCL	27,000	09/05/2023
230003068	CO		03/08/2023
22004374	NEW CONSTR	470,954	03/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0246	3/09/2023	SW	Q	I	02	612,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GILMORE BRIAN M & T						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] W31 S10 W19 S68 E15 N2 N7 E5 N19 E11 S2 E19 N52 $
FGR=[YR=2023;ORIG=60,50] E11 S2 E19 S22 W20 N2 W9 W1 N3 N19 $
FOP=[YR=2023;ORIG=40,0] E19 S10 W19 N10 $
FOP=[YR=2023;ORIG=55,69] E5 S3 E1 S4 W6 N7 $
PTO=[YR=2024;ORIG=40,0] E19 E1 N6 E4 N4 W4 N5 W20 S15 $
.

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
2	0912	SCRN RM G	0	100	20	15	300.00	SF	21.00	21.00	100	2024	2023		93	5,859	

LAND DESCRIPTION

TOTAL OB/XF 5,859

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 12/13/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS