LOT 2
HAMPTON LAKES PHASE IV-B
OR 2320/460

HURLEY JAMES T & SUSAN KLINESMITH
85270 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

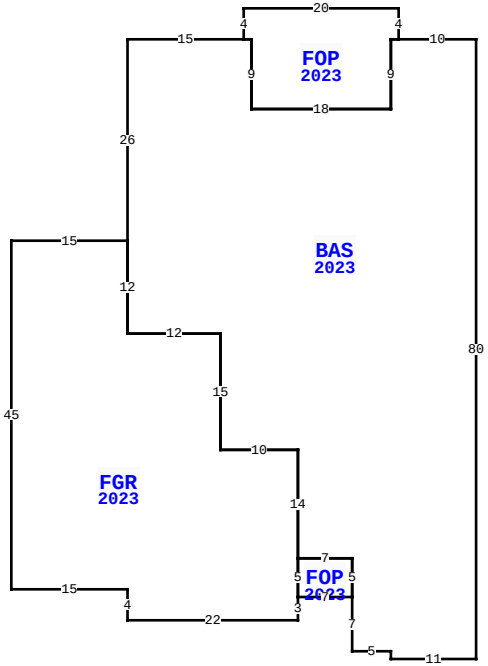
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,568	100	2023	2,568	336,489
FGR	1,339	55	2023	736	96,439
FOP	35	30	2023	10	1,310
FOP	242	30	2023	73	9,565
TOTALS	4,184			3,387	443,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,387	94.7416	131.69	446,034	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2568 HX Base Yr 2024



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

85270 FALL RIVER PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,804
TOTAL MARKET OB/XF VALUE		79,490
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		598,294
SOH/AGL Deduction		75,736
ASSESSED VALUE		522,558
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		471,147
TOTAL JUST VALUE		598,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004233	CO		05/23/2023
230006126	SCRN ENCL - POOL	28,764	05/11/2023
230004512	GUNITE POOL	104,224	04/06/2023
22005157	NEW CONSTR	471,011	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1173	3/31/2023	SW	Q	I	01	657,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HURLEY JAMES THOMAS						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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
2	0860	POOL/SPA	0	100	36	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
3	0912	SCRN RM G	0	100	0	0	1,510.00	SF	21.00	21.00	100	2024	2023		93	29,490	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,5] W10 W1 S9 W18 N9 W1 W15 S26 S12 E12 S15 E10 S14 E7 S5 S7 E5 S1 E11 N80 $
FOP=[YR=2023;ORIG=60,1] E20 S4 W1 S9 W18 N9 W1 N4 $
FGR=[YR=2023;ORIG=30,31] E15 S12 E12 S15 E10 S14 S5 S3 W22 N4 W15 N45 $
FOP=[YR=2023;ORIG=67,72] E7 S5 W7 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 79,490

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