LOT 22
HAMPTON LAKES PHASE IV-A
OR 2343/796

BACK FAMILY TRUST/BACK MARK TRUSTEE
85430 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0022-0000

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 80
Interior Floo	14	CARPET 20
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
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

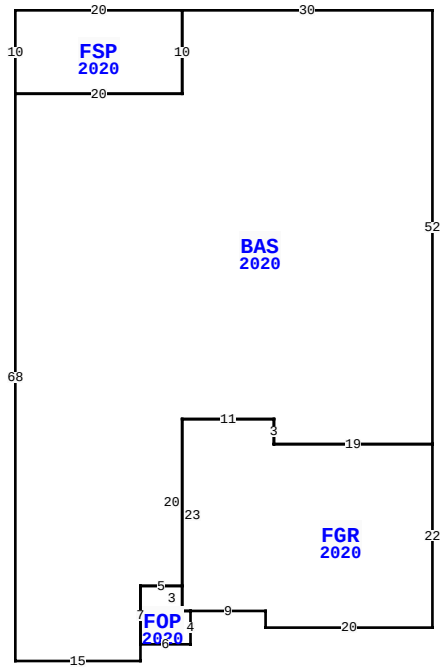
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100	2020	2,842	410,755
FGR	673	55	2020	370	53,477
FOP	39	30	2020	12	1,735
FSP	200	40	2020	80	11,562
TOTALS	3,754			3,304	477,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,304	106.1036	147.48	487,274	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2025 Heated Area: 2842 HX Base Yr 2025



85430 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		477,529
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		552,529
SOH/AGL Deduction		94,845
ASSESSED VALUE		457,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		406,273
TOTAL JUST VALUE		552,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008612	NEW CONSTR	387,939	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/432	1/10/2024	WD	U	I	11	100
GRANTOR: BACK LINDA J & BUMIS						
GRANTEE: BACK FAMILY TRUST						
2424/1505	12/30/2020	SW	Q	I	01	449,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BACK LINDA J & BUMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FSP=[YR=2020] W20 S10 E20 N10$ S10 W20 S68 E15 N2 FOP=[YR=2020] E6 N4 FGR=[YR=2020] E9 S2 E20 N22 W19 N3 W11 S23 E1$ W1 N3 W5 S7$ N7 E5 N20 E11 S3 E19 N52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS