LOT 25
HAMPTON LAKES PHASE IV-A
OR 2343/796

REID DAVID L & ROBIN A L/E/
85454 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

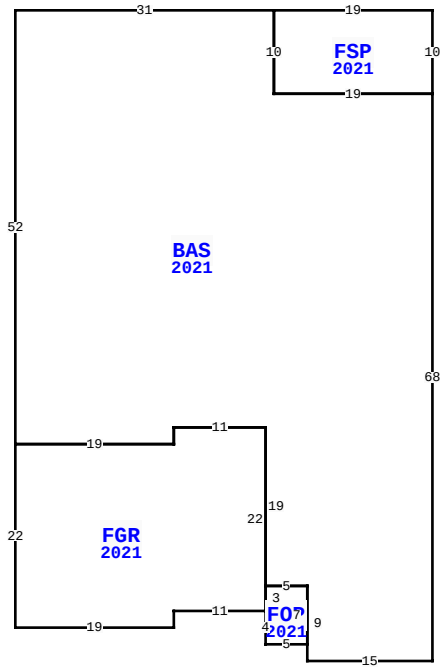
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,863	100	2021	2,863	377,549
FGR	660	55	2021	363	47,869
FOP	35	30	2021	10	1,319
FSP	190	40	2021	76	10,022
TOTALS	3,748			3,312	436,760

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	96.3148	133.88	443,411	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2863 HX Base Yr



85454 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		436,760
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		636,760
SOH/AGL Deduction		87,648
ASSESSED VALUE		549,112
TOTAL EXEMPTION VALUE	13	549,112
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		636,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000030	NEW CONSTR	391,812	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/571	1/04/2025	LE	U	I	11	100
GRANTOR: REID DAVID LLOYD & RO						
GRANTEE: MONACO ASHLEY LECHE						
2483/0133	7/21/2021	SW	Q	I	02	437,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REID DAVID L & ROBI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W19 BAS=[YR=2021] W31 S52 FGR=[YR=2021] S22 E19 N2 E11 FOP=[YR=2021] S4 E5 N7 W5 S3$ N22 W11 S2 W19$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10$ S10 E19 N10$.

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS