LOT 36
HAMPTON LAKES PHASE IV-A
OR 2343/796

LODEIRO RODRIGO
85542 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0036-0000

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 50
Interior Floo	14	CARPET 50
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	02	Quality Level 02

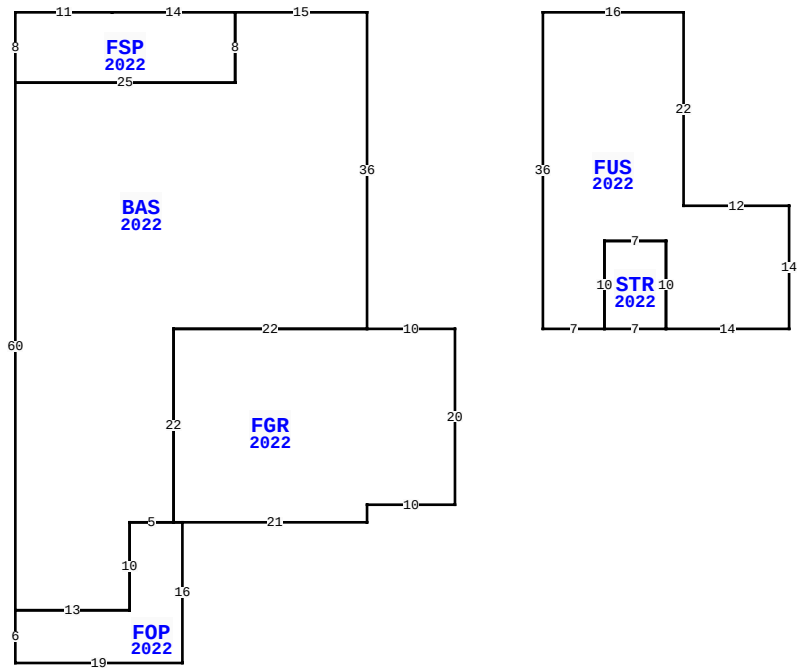
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	2022	1,766	254,995
FGR	684	55	2022	376	54,292
FOP	174	30	2022	52	7,508
FSP	200	40	2022	80	11,551
FUS	674	100	2022	674	97,320
STR	70	10	2022	7	1,011
TOTALS	3,568			2,955	426,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,955	104.9275	145.85	430,987	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2026 Heated Area: 2440 HX Base Yr 2026



85542 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,677
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		501,677
SOH/AGL Deduction		75,895
ASSESSED VALUE		425,782
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,371
TOTAL JUST VALUE		501,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018941	CO ISSUED	0	12/30/2022
21015383	NEW CONSTR	415,648	11/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/806	5/30/2025	WD	Q	I	01	580,000
GRANTOR: GRIFFEN ALEJANDRO & V						
GRANTEE: LODEIRO RODRIGO						
2612/1240	12/30/2022	SW	Q	I	02	565,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GRIFFEN ALEJANDRO &						

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

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W15 S8 W25 S60 E13 N10 E5 N22 E22 N36 $
FGR=[YR=2022;ORIG=-22,58] E1 E21 N2 E10 N20 W10 W22 S22 $
FUS=[YR=2022;ORIG=20,0] S36 E7 N10 E7 S10 E14 N14 W12 N22 W16 $
FSP=[YR=2022;ORIG=-15,0] W14 W11 S8 E25 N8 $
FOP=[YR=2022;ORIG=-40,68] S6 E19 N16 W1 W5 S10 W13 $
STR=[YR=2022;ORIG=27,36] E7 N10 W7 S10 $
PTR=[ORIG=0,0] E20 W20 $
.

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 02/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS