LOT 77
HAMPTON LAKES PHASE IV-B
OR 2320/460

GEER MARIANA S & JOHN L
85337 FALL RIVER PARKWAY
FERNANDIAN BEACH, FL 32034

2026

13-2N-27-0723-0077-0000

BUILDING CHARACTERISTICS

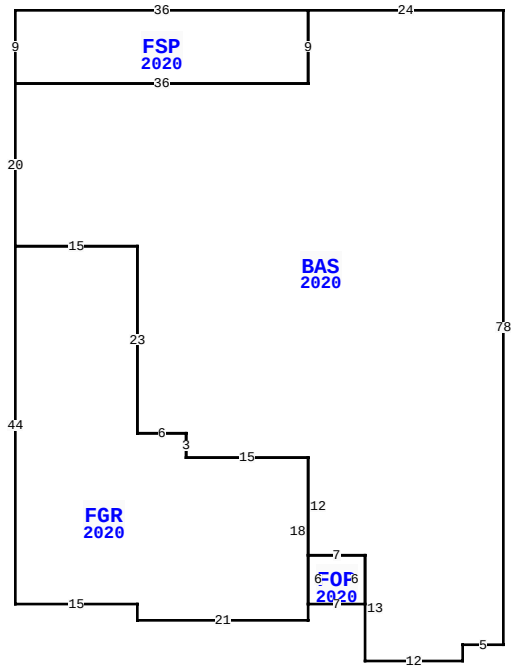
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	3,067	100	2020	3,067	390,796
FGR	1,098	55	2020	604	76,961
FOP	42	30	2020	13	1,656
FSP	324	40	2020	130	16,565
TOTALS	4,531			3,814	485,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,814	93.5370	130.02	495,896	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 0% - 0 Heated Area: 3067 HX Base Yr



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

85337 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	485,978
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	560,978
SOH/AGL Deduction	0
ASSESSED VALUE	560,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,978
TOTAL JUST VALUE	560,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011430	CO ISSUED	0	11/19/2020
20004196	NEW CONSTR	438,311	07/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0904	11/19/2020	SW	Q	I	02	478,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GEER JOHN L & MARIA						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FSP=[YR=2020] W36 S9 E36 N9$ S9 W36 S20 FGR=[YR=2020] S44 E15 S2 E21 N2 FOP=[YR=2020] E7 N6 W7 S6$ N18 W15 N3 W6 N23 W15$ E15 S23 E6 S3 E15 S12 E7 S13 E12 N2 E5 N78$.

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	000134	C	RES POND	0		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