LOT 78
HAMPTON LAKES PHASE IV-B
OR 2320/460

COOPER EDWIN LAWRENCE & KHALILAH
190 TANA DRIVE
FAYETTEVILLE, GA 30214

2026

13-2N-27-0723-0078-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

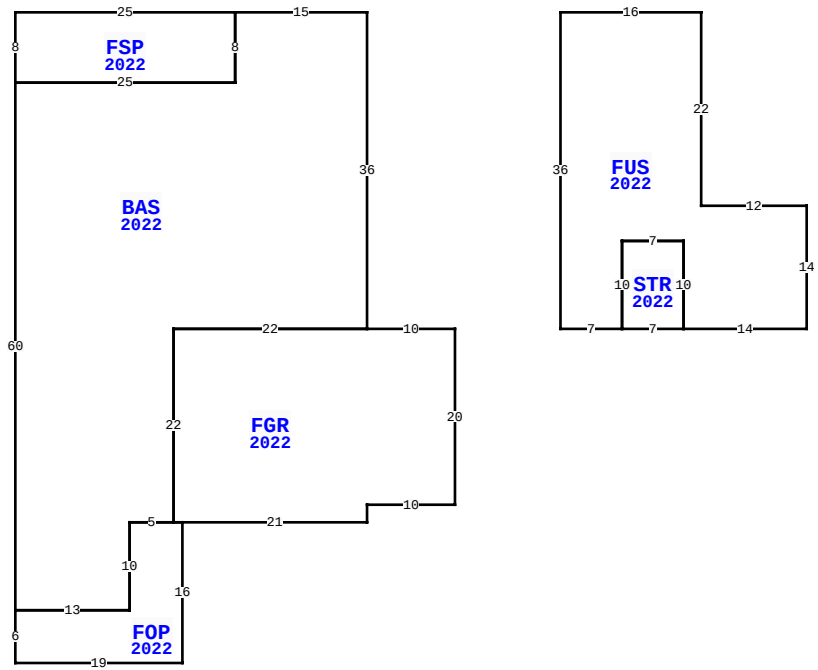
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	2022	1,766	243,491
FGR	684	55	2022	376	51,842
FOP	174	30	2022	52	7,170
FSP	200	40	2022	80	11,031
FUS	674	100	2022	674	92,929
STR	70	10	2022	7	965
TOTALS	3,568			2,955	407,428

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	100.1946	139.27	411,543	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2024 Heated Area: 2440 HX Base Yr



85325 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	407,428
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	482,428
SOH/AGL Deduction	0
ASSESSED VALUE	482,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,428
TOTAL JUST VALUE	482,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007403			06/09/2023
21016726	NEW CONSTR	415,648	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1554	9/29/2023	SW	Q	I	01	550,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COOPER EDWIN LAWREN						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=60,10] E25 N8 E15 S36 W22 S22 W5 S10 W13 N60 $
FGR=[YR=2022;ORIG=110,38] W10 W22 S22 E1 E21 N2 E10 N20 $
FUS=[YR=2022;ORIG=122,2] E16 S22 E12 S14 W14 N10 W7 S10 W7 N36 $
FSP=[YR=2022;ORIG=85,2] W25 S8 E25 N8 $
FOP=[YR=2022;ORIG=79,60] W1 W5 S10 W13 S6 E19 N16 $
STR=[YR=2022;ORIG=136,28] W7 S10 E7 N10 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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