LOT 81
HAMPTON LAKES PHASE IV-B
OR 2320/460

PHELPS JOHNATHAN A & DOMINIQUE A
85297 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0081-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

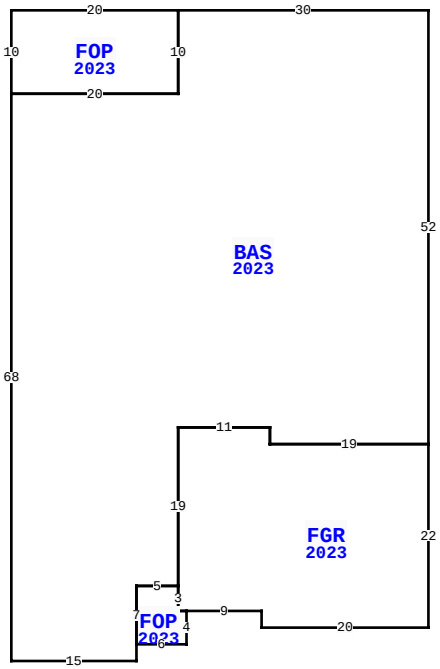
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,853	100	2023	2,853	380,731
FGR	662	55	2023	364	48,576
FOP	39	30	2023	12	1,601
FOP	200	30	2023	60	8,007
TOTALS	3,754			3,289	438,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,289	96.4896	134.12	441,121	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 2853 HX Base Yr 2026



85297 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		438,915
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		513,915
SOH/AGL Deduction		0
ASSESSED VALUE		513,915
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		462,504
TOTAL JUST VALUE		513,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006296			06/02/2023
22004784	NEW CONSTR	470,954	03/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1090	5/17/2023	SW	Q	I	01	586,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PHELPS JOHNATHAN A						
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=2023;ORIG=80,0] W30 S10 W20 S68 E15 N2 N7 E5 N19 E11 S2 E19 N52 $
FOP=[YR=2023;ORIG=30,0] E20 S10 W20 N10 $
FGR=[YR=2023;ORIG=50,50] E11 S2 E19 S22 W20 N2 W9 W1 N3 N19 $
FOP=[YR=2023;ORIG=45,69] E5 S3 E1 S4 W6 N7 $
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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	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 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS