LOT 82
HAMPTON LAKES PHASE IV-B
OR 2320/460

**BRAITHWAITE CONSTANCE MARIE**
85289 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0723-0082-0000**

## 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 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 |

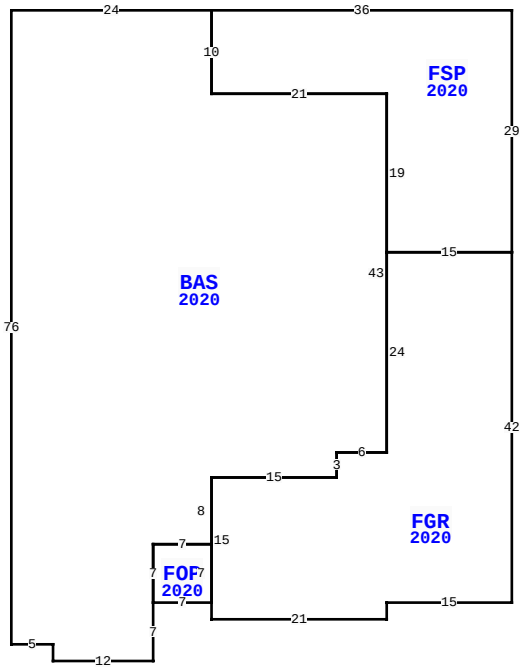
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4077.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,712 | 100 | 2020 | 2,712 | 373,043 |
| FGR | 1,005 | 55 | 2020 | 553 | 76,067 |
| FOP | 49 | 30 | 2020 | 15 | 2,063 |
| FSP | 645 | 40 | 2020 | 258 | 35,489 |
| TOTALS | 4,411 | | | 3,538 | 486,662 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,538 | 100.9755 | 140.36 | 496,594 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM 100% - 2025 Heated Area: 2712 HX Base Yr 2025




85289 FALL RIVER PKWY, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 486,662 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 561,662 |
| SOH/AGL Deduction | | 106,810 |
| ASSESSED VALUE | | 454,852 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 403,441 |
| TOTAL JUST VALUE | | 561,662 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 570,170 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22010590 | CO ISSUED | 0 | 07/12/2022 |
| 19009814 | NEW CONSTR | 406,141 | 12/03/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2719/652 | 6/03/2024 | WD | Q | I | 01 | 700,000 |
| GRANTOR: SPOONER BRIAN J & SHE | | | | | | |
| GRANTEE: BRAITHWAITE CONSTAN | | | | | | |
| 2596/0293 | 9/28/2022 | SW | Q | I | 01 | 715,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: SPOONER BRIAN J & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2020] W36 BAS=[YR=2020] W24 S76 E5 S2 E12 N7
FOP=[YR=2020] E7 FGR=[YR=2020] S2 E21 N2 E15 N42 W15 S24 W6
S3 W15 S15$ N7 W7 S7$ N7 E7 N8 E15 N3 E6 N43 W21 N10$ S10 E21
S19 E15 N29$.

## 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 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