LOT 85
HAMPTON LAKES PHASE IV-A
OR 2343/796

KERSTEN GAYLE ANN & MICHAEL CHARLES
85369 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0085-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

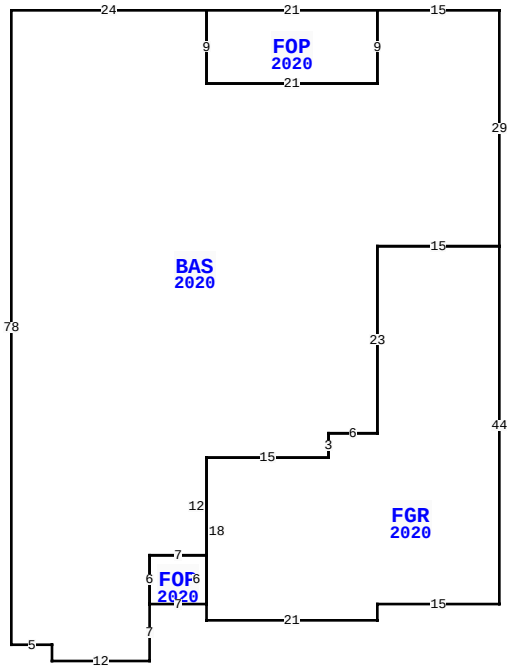
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,202	100	2020	3,202	458,707
FGR	1,098	55	2020	604	86,527
FOP	42	30	2020	13	1,862
FOP	189	30	2020	57	8,165
TOTALS	4,531			3,876	555,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,876	105.1650	146.18	566,594	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 3202 HX Base Yr 2021



85369 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		555,262
TOTAL MARKET OB/XF VALUE		68,390
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		698,652
SOH/AGL Deduction		328,251
ASSESSED VALUE		370,401
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		318,990
TOTAL JUST VALUE		698,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014324	ADDITION	41,317	10/18/2021
21001407	SWIM POOL	75,000	06/01/2021
20011567	CO ISSUED	0	11/23/2020
20005021	NEW CONSTR	451,828	07/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/0929	11/23/2020	SW	Q	I	01	439,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KERSTEN GAYLE ANN &						
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] W15 FOP=[YR=2020] W21 S9 E21 N9$ S9 W21 N9 W24 S78 E5 S2 E12 N7 FOP=[YR=2020] E7 FGR=[YR=2020] S2 E21 N2 E15 N44 W15 S23 W6 S3 W15 S18$ N6 W7 S6$ N6 E7 N12 E15 N3 E6 N23 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
2	0911	SCRN RM A	0	100	0	0	1,188.00	SF	18.00	18.00	100	2021	2021	3	86	18,390	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 68,390

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