LOT 92
HAMPTON LAKES PHASE IV-A
OR 2343/796

BODINE JAMIE
85425 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

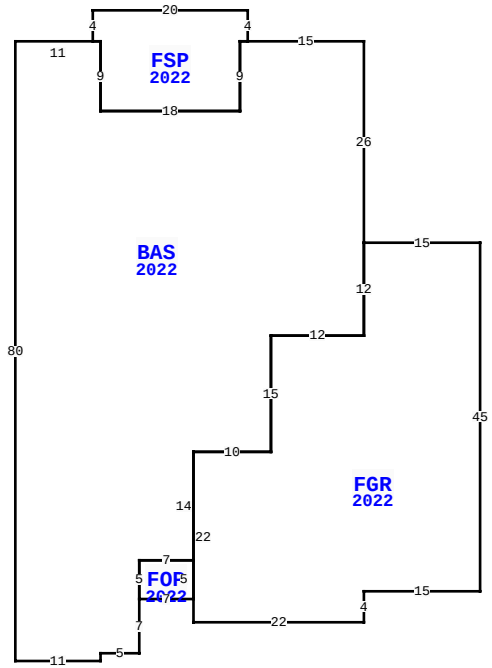
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,568	100	2022	2,568	340,976
FGR	1,339	55	2022	736	97,725
FOP	35	30	2022	10	1,328
FSP	242	40	2022	97	12,880
TOTALS	4,184			3,411	452,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,411	96.4896	134.12	457,483	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2568 HX Base Yr



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

85425 FALL RIVER PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,908
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		527,908
SOH/AGL Deduction		0
ASSESSED VALUE		527,908
TOTAL EXEMPTION VALUE	13	527,908
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		527,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005179	CO ISSUED	0	04/05/2022
21005516	NEW CONSTR	344,728	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2870/0659	5/20/2026	WD	Q	I	01	663,000
GRANTOR: MILLER LLOYD & FRANCE						
GRANTEE: BODINE JAMIE						
2554/1216	4/05/2022	SW	Q	I	01	429,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MILLER LLOYD & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W15 BAS=[YR=2022] N26 W15 FSP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2022] E7 N5 W7 S5$ N5 E7 N14 E10 N15 E12 N12$ S12 W12 S15 W10 S22 E22 N4 E15 N45 $.

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	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