

LOT 93
HAMPTON LAKES PHASE IV-A
OR 2343/796

SMITH JENNIFER E/TURTON WILLIAM E
85437 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0093-0000



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/LAMMT 80
Interior Floo	14	CARPET 20
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	2,863	100	2021	2,863	378,903
FGR	660	55	2021	363	48,041
FOP	35	30	2021	10	1,324
FSP	190	40	2021	76	10,058
TOTALS	3,748			3,312	438,325

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0912	SCRN RM G	1	0	0	0	950.00	SF	21.00
3	0860	POOL/SPA	1	0	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	96.6644	134.36	445,000	2021	2021	0	0	1.50	98.50
1 SNGL FAM 0% - 0 Heated Area: 2863 HX Base Yr											
85437 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
68,554											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		438,325	
TOTAL MARKET OB/XF VALUE		68,554	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		581,879	
SOH/AGL Deduction		0	
ASSESSED VALUE		581,879	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		581,879	
TOTAL JUST VALUE		581,879	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		582,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017385	ADDITION	8,880	11/23/2022
22014565	SWIM POOL	68,074	09/23/2022
21011423	CO ISSUED	0	08/27/2021
21002179	NEW CONSTR	391,812	02/24/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2492/1360	8/27/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: SMITH JENNIFER E &					
2373/0856	7/02/2020	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W31 FSP=[YR=2021] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.									