LOT 101
HAMPTON LAKES PHASE IV-A
OR 2343/796

RODRIGUEZ JESUS & TORRES JANET LIVING TRUST/CALVO
85531 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0723-0101-0000**

## 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 100 |
| 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 |

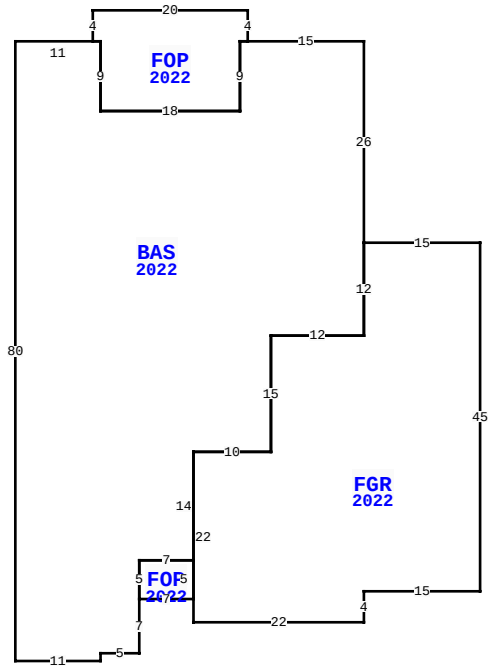
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,568 | 100 | 2022 | 2,568 | 342,832 |
| FGR | 1,339 | 55 | 2022 | 736 | 98,258 |
| FOP | 35 | 30 | 2022 | 10 | 1,336 |
| FOP | 242 | 30 | 2022 | 73 | 9,746 |
| TOTALS | 4,184 | | | 3,387 | 452,170 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,387 | 97.0140 | 134.85 | 456,737 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

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




85531 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 | | 452,170 |
| TOTAL MARKET OB/XF VALUE | | 40,000 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 567,170 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 567,170 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 515,759 |
| TOTAL JUST VALUE | | 567,170 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 566,394 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22012130 | SWIM POOL | 60,000 | 08/09/2022 |
| 22011576 | CO ISSUED | 0 | 07/28/2022 |
| 21009010 | NEW CONSTR | 471,011 | 11/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2803/1275 | 2/16/2025 | QC | U | I | 11 | 100 |
| GRANTOR: CALVO JESUS ALBERTO R | | | | | | |
| GRANTEE: RODRIGUEZ JESUS & T | | | | | | |
| 2582/1181 | 7/28/2022 | SW | Q | I | 01 | 636,700 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: CALVO JESUS A R & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2022] W15 BAS=[YR=2022] N26 W15 FOP=[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

| 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 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 40,000.00 | 40,000.00 | 100 | 2022 | 2022 | 03 | 100 | 40,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 40,000

| 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 02/09/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS