LOT 102
HAMPTON LAKES PHASE IV-A
OR 2343/796

HODGE JERRY GLENN & GINA LEE
85545 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0102-0000

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/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

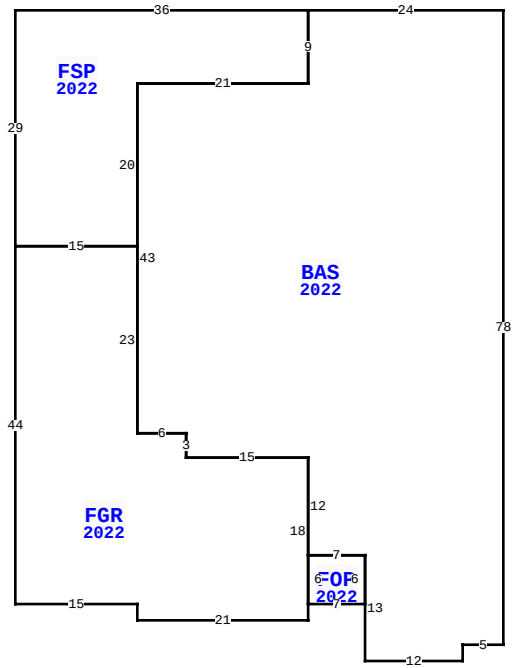
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,767	100	2022	2,767	361,373
FGR	1,098	55	2022	604	78,883
FOP	42	30	2022	13	1,698
FSP	624	40	2022	250	32,650
TOTALS	4,531			3,634	474,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,634	94.9050	131.92	479,397	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2767 HX Base Yr 2023



85545 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		474,603
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,603
SOH/AGL Deduction		0
ASSESSED VALUE		549,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		498,192
TOTAL JUST VALUE		549,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018900	CO ISSUED	0	12/29/2022
21009046	NEW CONSTR	493,415	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1056	12/30/2022	SW	Q	I	01	679,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HODGE JERRY GLENN &						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FSP=[YR=2022] W36 S29 FGR=[YR=2022] S44 E15 S2 E21 N2 FOP=[YR=2022] E7 N6 W7 S6$ N18 W15 N3 W6 N23 W15$ E15 N20 E21 N9$ S9 W21 S43 E6 S3 E15 S12 E7 S13 E12 N2 E5 N78$.

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 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