LOT 104
HAMPTON LAKES PHASE IV-A
OR 2343/796

HOLENCHICK ROBERT L JR & TINA CARTER
85577 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0104-0000

BUILDING CHARACTERISTICS

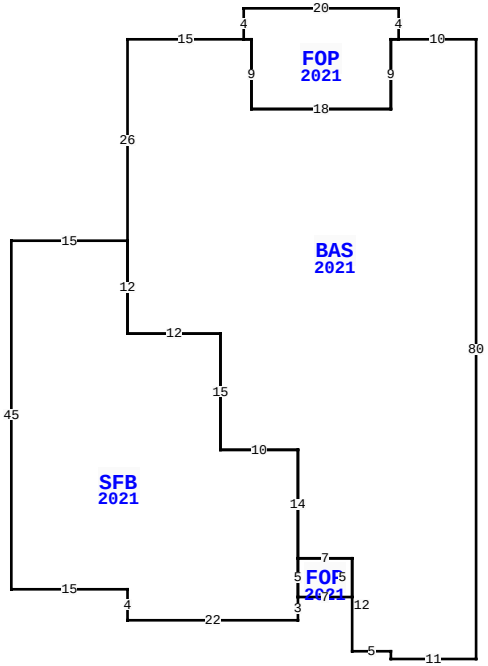
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2021	2,568	345,097
FOP	35	30	2021	10	1,344
FOP	242	30	2021	73	9,810
SFB	1,339	80	2021	1,071	143,925
TOTALS	4,184			3,722	500,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,722	98.1540	136.43	507,792	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2025 Heated Area: 3639 HX Base Yr



85577 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		500,175
TOTAL MARKET OB/XF VALUE		67,111
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		642,286
SOH/AGL Deduction		0
ASSESSED VALUE		642,286
TOTAL EXEMPTION VALUE	13	642,286
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		642,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006527	IN GROUND SWIMMIN	107,132	05/31/2024
21012310	CO ISSUED	0	09/15/2021
21000945	NEW CONSTR	391,061	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0668	9/16/2021	SW	Q	I	01	467,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOLENCHICK ROBERT L						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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
4	0912	SCRN RM G	0	100	0	0	840.00	SF	21.00	21.00	100	2025	2024		97	17,111	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W10 W1 S9 W18 N9 W1 W15 S26 S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80 $
SFB=[YR=2021;ORIG=-45,26] W15 S45 E15 S4 E22 N3 N5 N14 W10 N15 W12 N12 $
FOP=[YR=2021;ORIG=-10,0] N4 W20 S4 E1 S9 E18 N9 E1 $
FOP=[YR=2021;ORIG=-23,72] E7 N5 W7 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 67,111

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 01/15/2025 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS