LOT 107
HAMPTON LAKES PHASE IV-A
OR 2343/796

BECKER MITCHELL & REBECCA
85061 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0107-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

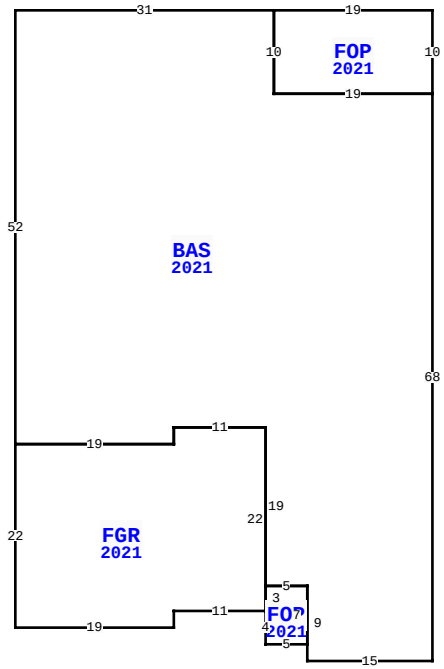
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2021	2,863	378,226
FGR	660	55	2021	363	47,956
FOP	35	30	2021	10	1,321
FOP	190	30	2021	57	7,530
TOTALS	3,748			3,293	435,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,293	96.4896	134.12	441,657	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 2026 Heated Area: 2863 HX Base Yr



85601 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	435,032
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	510,032
SOH/AGL Deduction	0
ASSESSED VALUE	510,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	510,032
TOTAL JUST VALUE	510,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016517	CO ISSUED	0	11/30/2021
21005459	NEW CONSTR	413,492	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2809/1863	8/11/2025	WD	Q	I	01	555,000
GRANTOR: DAVIS-BAILEY VALERIE						
GRANTEE: BECKER MITCHELL & R						
2519/0889	12/02/2021	SW	Q	I	02	444,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAVIS-BAILEY VALERI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W19 BAS=[YR=2021] W31 S52 FGR=[YR=2021] S22 E19 N2 E11 FOP=[YR=2021] S4 E5 N7 W5 S3$ N22 W11 S2 W19$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10$ S10 E19 N10$.

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	0		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