LOT 117
HAMPTON LAKES PHASE IV-B
OR 2320/460

SQUIRES MICHAEL HERBERT & LORI ANN JOINT RECOVABLE
85181 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0117-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

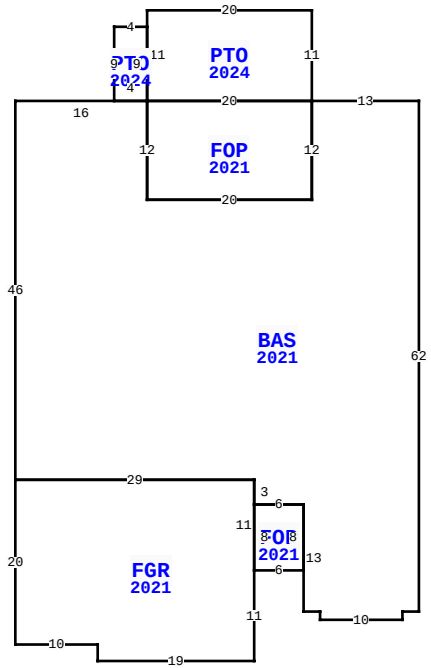
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2021	2,266	274,269
FGR	618	55	2021	340	41,152
FOP	48	30	2021	14	1,694
FOP	240	30	2021	72	8,714
PTO	36	5	2024	2	242
PTO	220	5	2024	11	1,332
TOTALS	3,428			2,705	327,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	117.0288	122.88	332,390	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2026 Heated Area: 2266 HX Base Yr



85181 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE	03/06/2023 NW	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	327,404
TOTAL MARKET OB/XF VALUE	4,297
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	406,701
SOH/AGL Deduction	0
ASSESSED VALUE	406,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,701
TOTAL JUST VALUE	406,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007399	20X12 SCRN ENCL		06/08/2023
20009918	NEW CONSTR	314,132	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2864/1626	4/30/2026	WD	Q	I	01	499,400
GRANTOR: KISSEE SHARI A & JEFF						
GRANTEE: SQUIRES MICHAEL HER						
2476/0916	6/30/2021	SW	Q	I	01	345,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KISSEE SHARI A & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W13 S12 W20 N12 W16 S46 E29 S3 E6 S13 E2 S1 E10 N1 E2 N62 $
FGR=[YR=2021;ORIG=-49,46] S20 E10 S2 E19 N11 N11 W29 $
FOP=[YR=2021;ORIG=-13,0] W20 S12 E20 N12 $
FOP=[YR=2021;ORIG=-20,57] E6 N8 W6 S8 $
PTO=[YR=2024;ORIG=-33,0] E20 N11 W20 S11 $
PTO=[YR=2024;ORIG=-33,-9] W4 S9 E4 N9 $
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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	0912	SCRN RM G	0	0	20	11	220.00	SF	21.00	21.00	100	2024	2023		93	4,297	

LAND DESCRIPTION

TOTAL OB/XF 4,297

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 08/01/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS