LOT 119
HAMPTON LAKES PHASE IV-B
OR 2320/460

RAD3 HOLDINGS LLC
1984 NEW HACKENSACK ROAD
POUGHKEEPSIE, NY 12603

2026

13-2N-27-0723-0119-0000

NASSAU COUNTY PROPERTY

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

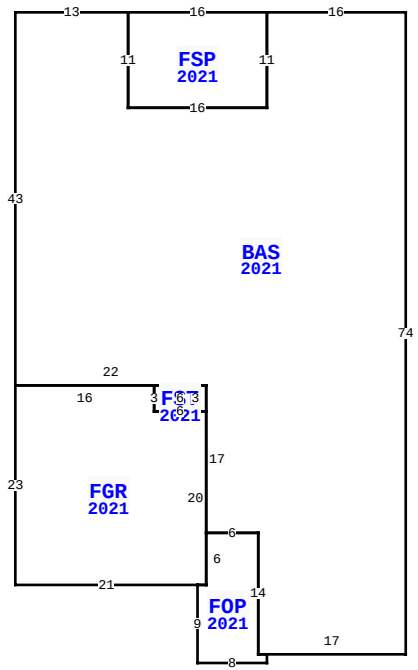
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100	2021	2,388	296,516
FGR	488	55	2021	268	33,277
FOP	100	30	2021	30	3,725
FSP	176	40	2021	70	8,692
FST	18	55	2021	10	1,242
TOTALS	3,170			2,766	343,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	120.0528	126.06	348,682	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2025 Heated Area: 2388 HX Base Yr



85165 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	343,452
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	418,452
SOH/AGL Deduction	0
ASSESSED VALUE	418,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,452
TOTAL JUST VALUE	418,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009962	NEW CONSTR	324,314	10/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1478	8/07/2024	WD	Q	I	02	500,000
GRANTOR: ELLENSON JOYCE S						
GRANTEE: RAD3 HOLDINGS LLC						
2473/1659	6/24/2021	SW	Q	I	01	387,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ELLENSON JOYCE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W16 S11 E16 N11$ S11 W16 N11 W13 S43 FGR=[YR=2021] S23 E21 FOP=[YR=2021] S9 E8 N1 W1 N14 W6 S6 W1$ E1 N20 FST=[YR=2021] W6 N3 E6 S3$ W6 N3 W16 $ E22 S17 E6 S14 E17 N74$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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