LOT 121
HAMPTON LAKES PHASE IV-B
OR 2320/460

ALLEN ROBERT J & REBECCA L
85149 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0121-0000

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

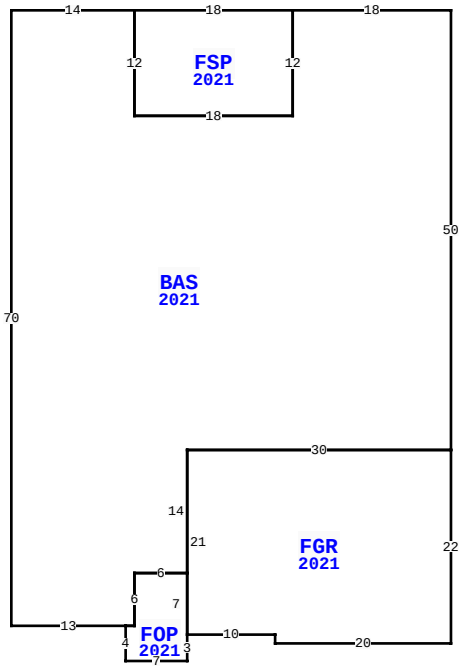
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,648	100	2021	2,648	312,446
FGR	650	55	2021	358	42,242
FOP	64	30	2021	19	2,242
FSP	216	40	2021	86	10,147
TOTALS	3,578			3,111	367,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,111	114.0846	119.79	372,667	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 2648 HX Base Yr 2024



85149 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		367,077
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		442,077
SOH/AGL Deduction		0
ASSESSED VALUE		442,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		390,666
TOTAL JUST VALUE		442,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001736	NEW CONSTR	365,229	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1497	11/28/2023	WD	Q	I	01	459,900
GRANTOR: MCKIBBIN VEROUSCE & D						
GRANTEE: ALLEN ROBERT J & RE						
2499/1550	9/21/2021	SW	Q	I	01	390,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCKIBBIN VEROUSCE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FSP=[YR=2021] W18 S12 E18 N12$ S12 W18 N12 W14 S70 E13 FOP=[YR=2021] S4 E7 N3 FGR=[YR=2021] E10 S1 E20 N22 W30 S21$ N7 W6 S6 W1$ E1 N6 E6 N14 E30 N50$.

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 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