LOT 122
HAMPTON LAKES PHASE IV-B
OR 2320/460

**KIRKLAND ADRIANNE CHRISTINE**
85141 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0723-0122-0000**

## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

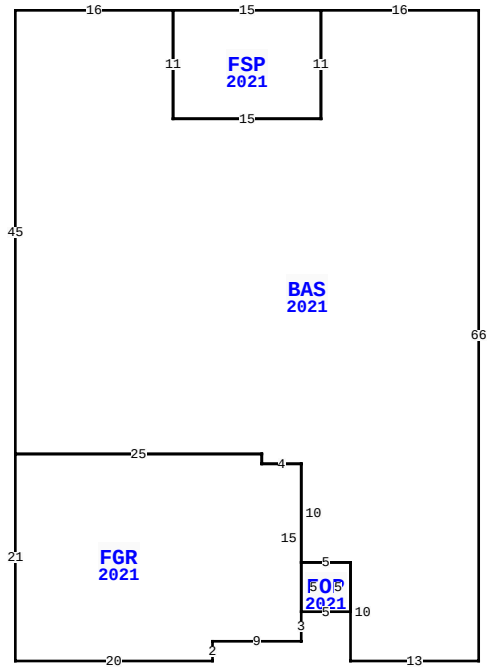
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,282 | 100 | 2021 | 2,282 | 277,150 |
| FGR | 587 | 55 | 2021 | 323 | 39,229 |
| FOP | 25 | 30 | 2021 | 8 | 971 |
| FSP | 165 | 40 | 2021 | 66 | 8,016 |
| TOTALS | 3,059 | | | 2,679 | 325,366 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,679 | 117.4320 | 123.30 | 330,321 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM 0% - 2026 Heated Area: 2282 HX Base Yr




| | |
|---|---|
| BLD DATE | 03/06/2023 NW |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 06/13/2023 MLU |
| AG DATE | |

85141 FALL RIVER PKWY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 325,366 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 400,366 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 400,366 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 400,366 |
| TOTAL JUST VALUE | 400,366 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 409,880 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21001736 | NEW CONSTR | 265,229 | 02/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2784/663 | 4/30/2025 | TD | Q | I | 01 | 405,000 |
| GRANTOR: PARKS WINSTON S LIVIN | | | | | | |
| GRANTEE: KIRKLAND ADRIANNE C | | | | | | |
| 2615/0739 | 1/13/2023 | QC | U | I | 11 | 100 |
| GRANTOR: PARKS WINSTON S | | | | | | |
| GRANTEE: PARKS WINSTON S LIV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W15 S11 E15 N11$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5$ N15 W4 N1 W25$ E25 S1 E4 S10 E5 S10 E13 N66$.

## 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