

LOT 133
HAMPTON LAKES PHASE IV-B
OR 2320/460

COSCIA FAMILY LIVING TRUST/COSCIA ANTHONY RICHARD
85288 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0133-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	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	2022	2,266	280,418
FGR	600	55	2022	330	40,838
FOP	48	30	2022	14	1,733
FSP	240	40	2022	96	11,880
PTO	280	5	2022	14	1,733

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
0100	01	2,720	119.0448	125.00	340,000	2022	2022	0	0	0	1.00	99.00											
1 SINGLE FAM 100% - 2023 Heated Area: 2266 HX Base Yr 2023																							
85288 RIVER BIRCH CT, FERNANDINA BEACH																							
BLD DATE		03/06/2023		NW		LGL DATE		06/13/2023															
XF DATE																							
INC DATE																							

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					336,600				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					411,600				
SOH/AGL Deduction					1,320				
ASSESSED VALUE					410,280				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					358,869				
TOTAL JUST VALUE					411,600				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					406,763				
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