LOT 135
HAMPTON LAKES PHASE IV-B
OR 2320/460

MCKNIGHT JANET
85304 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

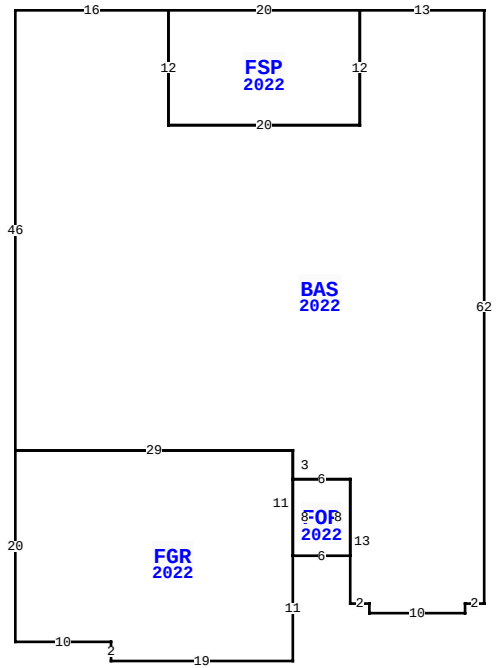
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2022	2,266	289,660
FGR	618	55	2022	340	43,462
FOP	48	30	2022	14	1,790
FSP	240	40	2022	96	12,272
TOTALS	3,172			2,716	347,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	122.9760	129.12	350,690	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2266 HX Base Yr 2023



85304 RIVER BIRCH CT, 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		347,183
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		422,183
SOH/AGL Deduction		236,612
ASSESSED VALUE		185,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,160
TOTAL JUST VALUE		422,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006548	CO ISSUED	0	04/27/2022
21001311	NEW CONSTR	365,229	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0298	4/29/2022	SW	Q	I	01	405,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCKNIGHT JANET						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOSUING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W20 S12 E20 N12$ S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6 N8 W6 S8$ N11 W29$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62$.

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