LOT 138
HAMPTON LAKES PHASE IV-B
OR 2320/460

CORRIGAN JOSEPH W & SARA
85293 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0138-0000

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

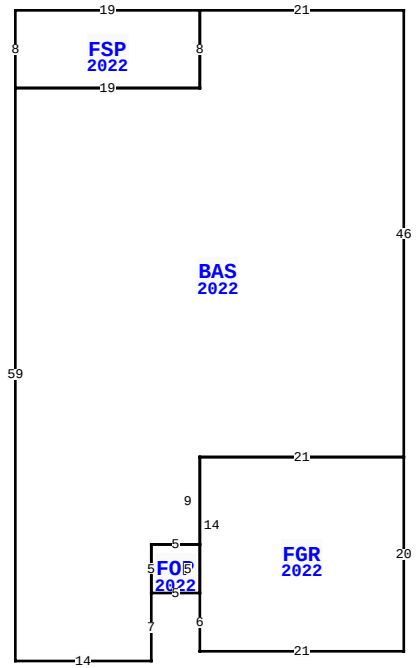
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2022	2,027	273,196
FGR	420	55	2022	231	31,134
FOP	25	30	2022	8	1,078
FSP	152	40	2022	61	8,222
TOTALS	2,624			2,327	313,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	129.6540	136.14	316,798	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 2027 HX Base Yr 2024



85293 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		313,630
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		388,630
SOH/AGL Deduction		0
ASSESSED VALUE		388,630
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,219
TOTAL JUST VALUE		388,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008260	CO ISSUED	0	05/26/2022
21014333	NEW CONSTR	331,441	10/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/443	9/15/2023	WD	Q	I	01	430,000
GRANTOR: LOUGH RODGER & FABIOL						
GRANTEE: CORRIGAN JOSEPH W &						
2590/0154	8/29/2022	QC	U	I	11	100
GRANTOR: 85293 RIVER BIRCH CT						
GRANTEE: LOUGH RODGER & FABI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FSP=[YR=2022] W19 S8 E19 N8$ S8 W19 S59 E14 N7 FOP=[YR=2022] E5 FGR=[YR=2022] S6 E21 N20 W21 S14$ N5 W5 S5$ N5 E5 N9 E21 N46$.

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	000100	C	RES	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