LOT 155
HAMPTON LAKES PHASE IV-B
OR 2320/460

PATIENCE STEVEN & JOANNE
85074 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

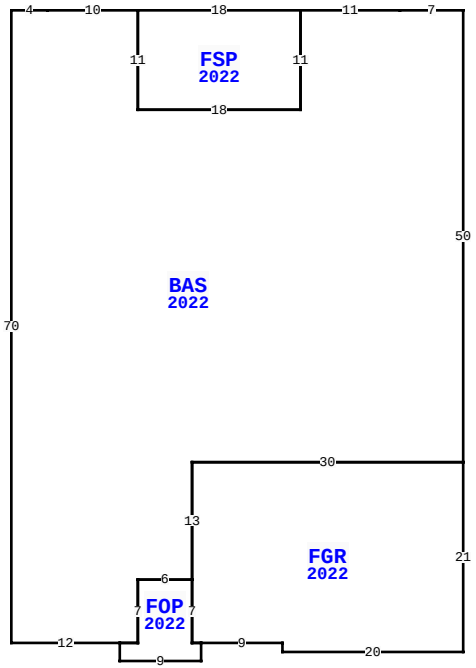
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,660	100	2022	2,660	320,801
FGR	620	55	2022	341	41,126
FOP	60	30	2022	18	2,171
FSP	198	40	2022	79	9,528
TOTALS	3,538			3,098	373,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	116.0166	121.82	377,398	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2660 HX Base Yr 2025



85074 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		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		373,624
TOTAL MARKET OB/XF VALUE		72,680
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		521,304
SOH/AGL Deduction		0
ASSESSED VALUE		521,304
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		469,893
TOTAL JUST VALUE		521,304
NCON VALUE		72,680
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009351	BUILD AND INSTALL	19,166	08/20/2025
250001669	INGROUND POOL	118,841	02/18/2025
22007692	CO ISSUED	0	05/18/2022
20009157	NEW CONSTR	361,649	09/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/661	10/07/2024	WD	Q	I	02	539,000
GRANTOR: GOLDIE KRYSTAL LYNN &						
GRANTEE: PATIENCE STEVEN & J						
2570/0415	5/27/2022	SW	Q	I	01	430,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GOLDIE KRYSTAL LYNN						

BUILDING NOTES

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
2	0912	SCRN RM G	0	100	40	27	1,080.00	SF	21.00	21.00	100	2026	2025		100	22,680	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W7 W11 S11 W18 N11 W10 W4 S70 E12 E2 N7 E6 N13 E30 N50 $
FGR=[YR=2022;ORIG=-29,70] E9 S1 E20 N21 W30 S13 S7 E1 $
FSP=[YR=2022;ORIG=-18,0] W18 S11 E18 N11 $
FOP=[YR=2022;ORIG=-38,70] S2 E9 N2 W1 N7 W6 S7 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 72,680

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