

LOT 156
HAMPTON LAKES PHASE IV-B
OR 2320/460

SEVERSKY MARK P & LISA C
85082 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0156-0000



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 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	2,282	100	2020	2,282	281,916
FGR	587	55	2020	323	39,903
FOP	25	30	2020	8	988
FSP	165	40	2020	66	8,154
TOTALS	3,059			2,679	330,961

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

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	120.0528	126.06	337,715	2020	2020	0	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2282 HX Base Yr													
85082 FALL RIVER PKWY, FERNANDINA BEACH													
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU													

TOTAL OB/XF 50,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		330,961	
TOTAL MARKET OB/XF VALUE		50,000	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		455,961	
SOH/AGL Deduction		0	
ASSESSED VALUE		455,961	
TOTAL EXEMPTION VALUE		13	455,961
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		455,961	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009437	SWIM POOL	75,000	06/21/2022
20013212	CO ISSUED	0	01/05/2021
20005225	NEW CONSTR	310,459	08/15/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/0993	7/23/2021	WD	Q	I	02	375,000	
GRANTOR: HOCHREIN NATHAN P & E							
GRANTEE: SEVERSKY MARK P & L							
2428/1117	1/27/2021	SW	Q	I	02	329,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: HOCHREIN NATHAN P &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2020] S21 E20 N2 E9 N3 FOP=[YR=2020] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.									