LOT 158
HAMPTON LAKES PHASE IV-B
OR 2320/460

MORGAN PETER H
85098 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0158-0000

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

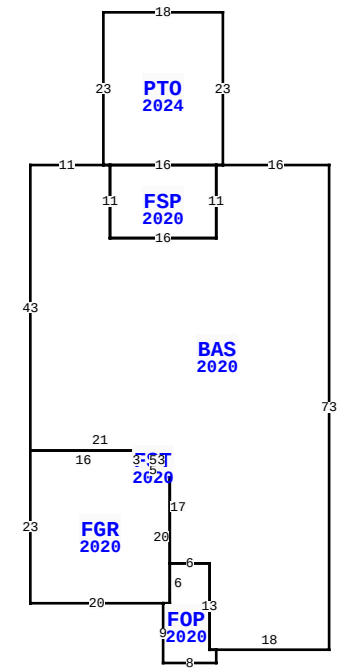
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,401	100	2020	2,401	296,617
FGR	468	55	2020	257	31,749
FOP	101	30	2020	30	3,706
FSP	176	40	2020	70	8,648
FST	15	55	2020	8	988
PTO	414	5	2024	21	2,594
TOTALS	3,575			2,787	344,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,787	120.0528	126.06	351,329	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2401 HX Base Yr 2024



85098 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE	03/06/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		344,302
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,302
SOH/AGL Deduction		0
ASSESSED VALUE		419,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		367,891
TOTAL JUST VALUE		419,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013206	CO ISSUED	0	01/05/2021
20005232	NEW CONSTR	324,314	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/144	7/31/2023	WD	Q	I	01	550,000
GRANTOR: EYERMAN FAMILY TRUST						
GRANTEE: MORGAN PETER H						
2431/1304	1/28/2021	SW	Q	I	01	354,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: EYEMAN FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W16 W1 S11 W16 N11 W1 W11 S43 E21 S17 E6 S13 E18 N73 $
FGR=[YR=2020;ORIG=-45,43] S23 E20 E1 N20 W5 N3 W16 $
FSP=[YR=2020;ORIG=-17,0] W16 S11 E16 N11 $
FOP=[YR=2020;ORIG=-25,66] S9 E8 N2 W1 N13 W6 S6 W1 $
FST=[YR=2020;ORIG=-24,46] W5 N3 E5 S3 $
PTO=[YR=2024;ORIG=-34,0] E1 E16 E1 N23 W18 S23 $
.

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