LOT 160
HAMPTON LAKES PHASE IV-B
OR 2320/460

HUSTON JOHN THOMAS JR & MARIA MARGARET
85114 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0160-0000

BUILDING CHARACTERISTICS

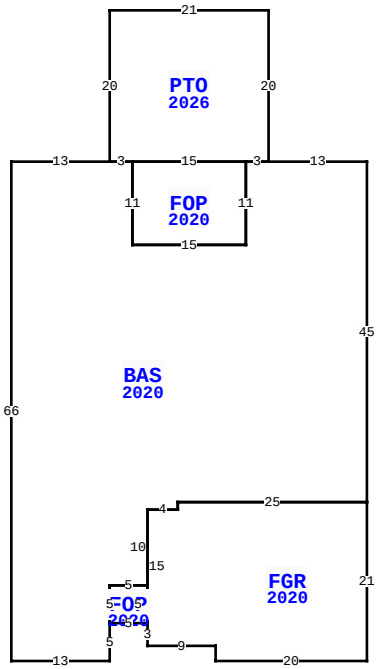
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
FOP	165	30	2020	50	6,177
PTO	420	5	2026	21	2,594
TOTALS	3,479			2,684	331,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,684	120.0528	126.06	338,345	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2282 HX Base Yr 2021



85114 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		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		331,578
TOTAL MARKET OB/XF VALUE		8,820
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,398
SOH/AGL Deduction		69,701
ASSESSED VALUE		345,697
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,286
TOTAL JUST VALUE		415,398
NCON VALUE		11,415
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006217	INSTALL 21X20 SCR	13,902	06/10/2025
20009362	CO ISSUED	0	11/16/2020
20003004	NEW CONSTR	310,459	05/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/1143	10/28/2020	SW	Q	I	01	320,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HUSTON JOHN THOMAS						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

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
4	0912	SCRN RM G	0	100	21	20	420.00	SF	21.00	21.00	100	2026	2025		100	8,820	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W13 W3 S11 W15 N11 W3 W13 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 $
FGR=[YR=2020;ORIG=-29,61] S3 E9 S2 E20 N21 W25 S1 W4 S15 $
FOP=[YR=2020;ORIG=-16,0] W15 S11 E15 N11 $
FOP=[YR=2020;ORIG=-34,61] E5 N5 W5 S5 $
PTO=[YR=2026;ORIG=-34,-20] E21 S20 W3 W15 W3 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,820

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