LOT 163
HAMPTON LAKES PHASE IV-B
OR 2320/460

RABOZZI ROBERT & SHERRY
85138 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0163-0000

NASSAU COUNTY PROPERTY

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

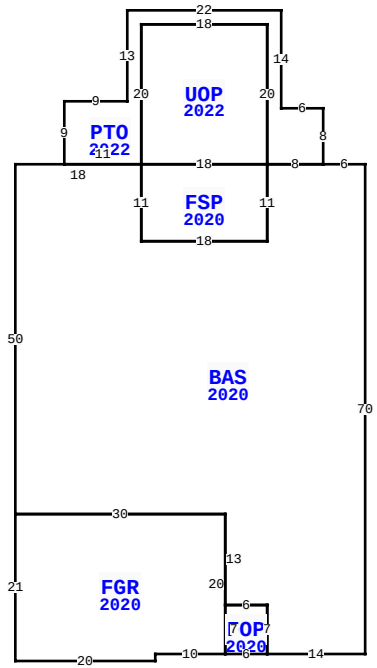
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2020	2,660	312,268
FGR	620	55	2020	341	40,031
FOP	42	30	2020	13	1,526
FSP	198	40	2020	79	9,274
PTO	253	5	2022	13	1,526
UOP	360	20	2022	72	8,453
TOTALS	4,133			3,178	373,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,178	114.0846	119.79	380,693	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 2660 HX Base Yr 2022



85138 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,079
TOTAL MARKET OB/XF VALUE		6,804
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		454,883
SOH/AGL Deduction		33,460
ASSESSED VALUE		421,423
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,012
TOTAL JUST VALUE		454,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001376	ADDITION	11,077	01/24/2022
20010206	CO ISSUED	0	10/23/2020
20000091	NEW CONSTR	361,649	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1917	6/25/2021	WD	Q	I	01	430,000
GRANTOR: JONES SHAUN DENZEL &						
GRANTEE: RABOZZI ROBERT & SH						
2415/1674	11/19/2020	SW	Q	I	01	351,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JONES SHAUN DENZEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 PTO=[YR=2022] N8 W6 N14 W22 S13 W9 S9 E11 N20 E18 S20 E8$W8 UOP=[YR=2022] N20 W18 S20 E18$ FSP=[YR=2020] W18 S11 E18 N11$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6 S7 $ N20 W30$ E30 S13 E6 S7 E14 N70$.

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	20	18	360.00	SF	21.00	21.00	100	2022	2022	3	90	6,804	

LAND DESCRIPTION

TOTAL OB/XF 6,804

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