LOT 164
HAMPTON LAKES PHASE IV-B
OR 2320/460

JOHNSON KEITH A
85146 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0164-0000

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

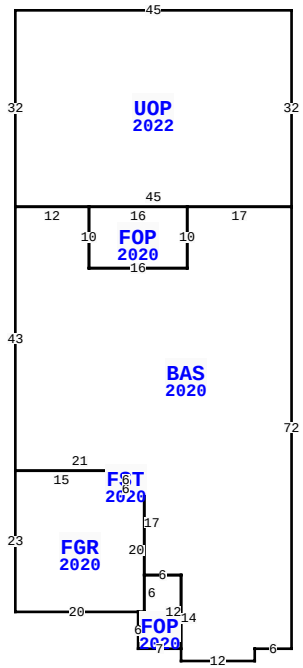
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,423	100	2020	2,423	284,446
FGR	465	55	2020	256	30,053
FOP	78	30	2020	23	2,700
FOP	160	30	2020	48	5,635
FST	18	55	2020	10	1,174
UOP	1,440	20	2022	288	33,810
TOTALS	4,584			3,048	357,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,048	114.0846	119.79	365,120	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2423 HX Base Yr 2021



85146 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		357,818
TOTAL MARKET OB/XF VALUE		23,328
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		456,146
SOH/AGL Deduction		53,139
ASSESSED VALUE		403,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		351,596
TOTAL JUST VALUE		456,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001393	ADDITION	43,113	01/24/2022
20010820	CO ISSUED	0	11/06/2020
20000135	NEW CONSTR	323,879	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/0001	12/15/2020	WD	Q	I	01	350,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JOHNSON KEITH A						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N32 W45 S32 E45$ BAS=[YR=2020] W17
FOP=[YR=2020] W16 S10 E16 N10$ S10 W16 N10 W12 S43
FGR=[YR=2020] S23 E20 FOP=[YR=2020] S6 E7 N12 W6 S6 W1$ E1
N20 FST=[YR=2020] W6 N3 E6 S3$ W6 N3 W15$ E21 S17 E6 S14 E12
N2 E6 N72$.

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	0911	SCRN RM A	0	100	45	32	1,440.00	SF	18.00	18.00	100	2022	2022	3	90	23,328	

LAND DESCRIPTION

TOTAL OB/XF 23,328

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