LOT 166
HAMPTON LAKES PHASE IV-B
OR 2320/460

SENNE JEFFREY DONALD & JILLIAN
85162 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0166-0000

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

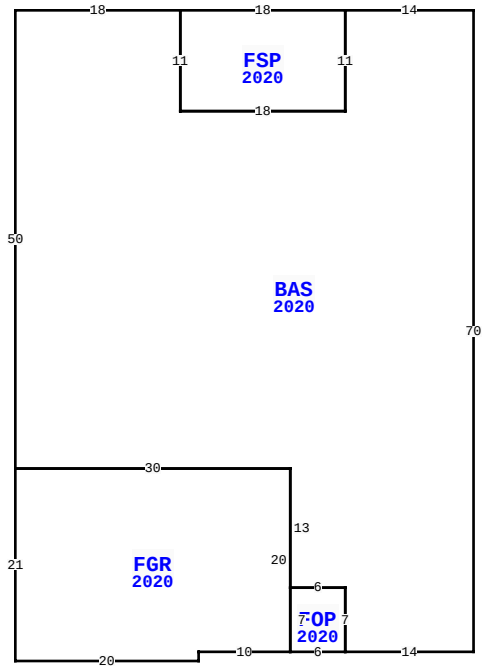
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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
TOTALS	3,520			3,093	363,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	114.0846	119.79	370,510	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2660 HX Base Yr 2021



85162 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		363,100
TOTAL MARKET OB/XF VALUE		72,499
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		510,599
SOH/AGL Deduction		60,387
ASSESSED VALUE		450,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		398,801
TOTAL JUST VALUE		510,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006333	POOL ENCL	11,000	05/16/2023
23000052	SWIM POOL	98,681	01/04/2023
20010256	CO ISSUED	0	10/26/2020
20000086	NEW CONSTR	361,649	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0300	10/28/2020	SW	Q	I	01	346,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SENNE JEFFREY DONAL						
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

BAS=[YR=2020] W14 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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
5	0911	SCRN RM A	0	100	42	32	1,344.00	SF	18.00	18.00	100	2024	2023		93	22,499	

LAND DESCRIPTION

TOTAL OB/XF 72,499

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 08/01/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS