LOT 168
HAMPTON LAKES PHASE IV-B
OR 2320/460

KIRK JARED D
85178 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0168-0000

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

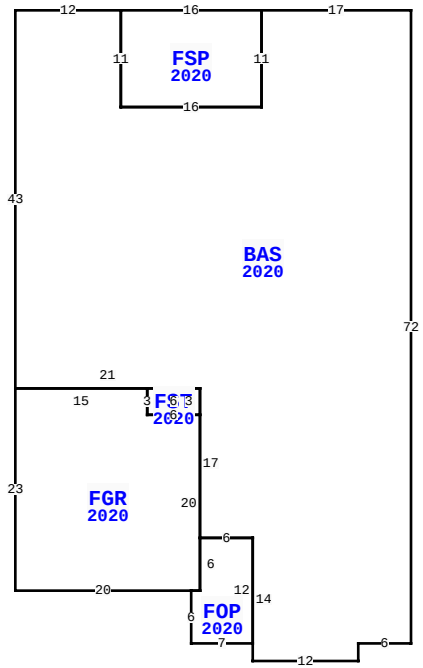
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2020	2,407	294,858
FGR	465	55	2020	256	31,360
FOP	78	30	2020	23	2,818
FSP	176	40	2020	70	8,575
FST	18	55	2020	10	1,225
TOTALS	3,144			2,766	338,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	119.0448	125.00	345,750	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 0 Heated Area: 2407 HX Base Yr



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

85178 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	338,835
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	413,835
SOH/AGL Deduction	0
ASSESSED VALUE	413,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,835
TOTAL JUST VALUE	413,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008992	CO ISSUED	0	09/28/2020
20000088	NEW CONSTR	323,879	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/0981	10/16/2020	SW	Q	I	01	346,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KIRK JARED D						
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] W17 FSP=[YR=2020] W16 S11 E16 N11$ S11 W16 N11 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

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	0		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