

LOT 172
HAMPTON LAKES PHASE IV-B
OR 2320/460

BROWN MATTHEW J & SARA R
85218 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0172-0000



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		5 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	4077.00
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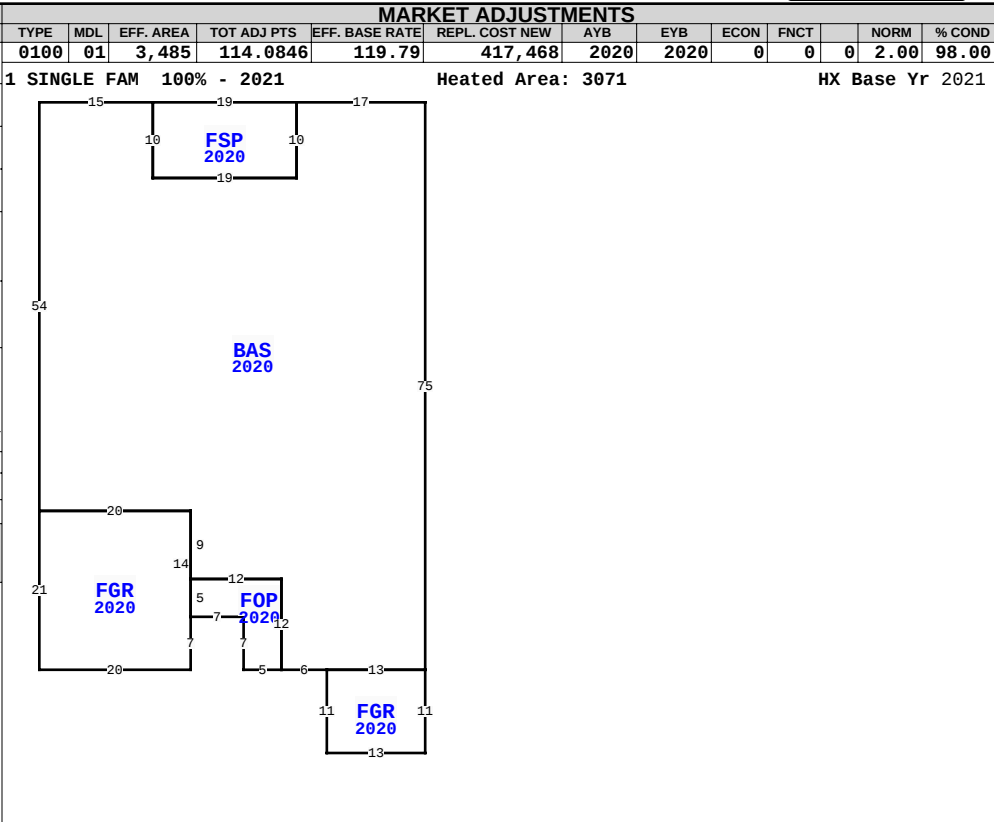
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,071	100	2020	3,071	360,518
FGR	143	55	2020	79	9,274
FGR	420	55	2020	231	27,118
FOP	95	30	2020	28	3,287
FSP	190	40	2020	76	8,922

TOTALS	3,919			3,485	409,119
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0911	SCRN RM A	0	100	0	1,032.00	SF	18.00	18.00
5	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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85218 FALL RIVER PKWY, FERNANDINA BEACH

65218 FALL RIVER PKWY, FERNANDINA BEACH								INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,032.00	SF	18.00	18.00	100	2021	2021	3	86	15,975		
1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000		

TOTAL OB/XF										65,975		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		409,119	
TOTAL MARKET OB/XF VALUE		65,975	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		550,094	
SOH/AGL Deduction		102,717	
ASSESSED VALUE		447,377	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		395,966	
TOTAL JUST VALUE		550,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,720	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016361	ADDITION	10,000	11/23/2021
21003704	SWIM POOL	60,000	06/01/2021
20008367	CO ISSUED	0	09/11/2020
20000137	NEW CONSTR	402,388	01/08/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2402/0252	10/16/2020	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: BROWN MATTHEW J & S					
2326/1909	12/20/2019	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 N10 W15 S54 FGR=[YR=2020] S21 E20 N7 FOP=[YR=2020] E7 S7 E5 N12 W12 S5\$ N14 W20\$ E20 S9 E12 S12 E6 FGR=[YR=2020] S11 E13 N11 W13\$ E13 N75\$.									