

LOT 21
HAMPTON LAKES PHASE V-A
OR 2409/1745

TATE STEPHEN R & KIMBERLY C
84807 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	2022	2,660	317,325
FGR	620	55	2022	341	40,680
FOP	60	30	2022	18	2,147
FOP	198	30	2022	59	7,039
PTO	399	5	2024	20	2,386
TOTALS	3,937			3,098	369,576

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0911	SCRN RM A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	114.7608	120.50	373,309	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 2660 HX Base Yr 2023											
84807 FALL RIVER PKWY, FERNANDINA BEACH											

84807 FALL RIVER PKWY, FERNANDINA BEACH										XF DATE INC DATE		LAND DATE AG DATE		06/13/2023		MLU	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
399.00	SF	18.00	18.00	100	2024	2023		93	6,679								

LAND DESCRIPTION										TOTAL OB/XF										6,679	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					
REVIEW DATE		02/16/2024		BY	KWX		Total Acres: 0.00		Total Land Value: 75,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4											
BUILDING MARKET VALUE												Tax Dist:											
TOTAL MARKET OB/XF VALUE												369,576											
TOTAL LAND VALUE - MARKET												75,000											
TOTAL MARKET VALUE												451,255											
SOH/AGL Deduction												5,698											
ASSESSED VALUE												445,557											
TOTAL EXEMPTION VALUE												HX HB 51,411											
BASE TAXABLE VALUE												394,146											
TOTAL JUST VALUE												451,255											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												444,085											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014036	SCRN ENCLSR	12,807	10/31/2023
22013304	CO ISSUED	0	08/30/2022
21015086	NEW CONSTR	439,081	11/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2588/1389	8/30/2022	SW	Q	I	02	550,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: TATE STEPHEN RUDOLP							
2576/1835	7/06/2022	SW	Q	V	05	308,000	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2022;ORIG=0,0] W17 W1 S11 W18 N11 W2 W12 S70 E12 E2 N7 E6 N13 E30 N50 \$											
FGR=[YR=2022;ORIG=-29,70] E9 S1 E20 N21 W30 S13 S7 E1 \$											
FOP=[YR=2022;ORIG=-18,0] W18 S11 E18 N11 \$											
FOP=[YR=2022;ORIG=-38,70] S2 E9 N2 W1 N7 W6 S7 W2 \$											
PTO=[YR=2024;ORIG=-38,-19] E21 S19 W1 W18 W2 N19 \$											