LOT 37
HAMPTON LAKES PHASE V-A
OR 2409/1745

HALLOCK GLEN DALE
84759 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0037-0000

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

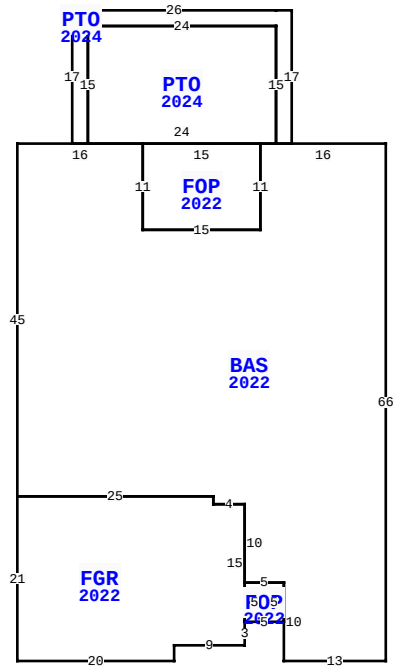
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2022	2,282	286,464
FGR	587	55	2022	323	40,546
FOP	25	30	2022	8	1,004
FOP	165	30	2022	50	6,277
PTO	116	5	2024	6	753
PTO	360	5	2024	18	2,259
TOTALS	3,535			2,687	337,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,687	120.7584	126.80	340,712	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2282 HX Base Yr 2023



84759 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,305
TOTAL MARKET OB/XF VALUE		7,031
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,336
SOH/AGL Deduction		573
ASSESSED VALUE		418,763
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		367,352
TOTAL JUST VALUE		419,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000842	ADDITION	12,465	01/20/2023
22017456	CO ISSUED	0	11/23/2022
22004497	NEW CONSTR	376,981	03/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0857	11/29/2022	SW	Q	I	01	456,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HALLOCK GLEN DALE						
2590/0661	9/07/2022	SW	Q	V	05	231,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S11 W15 N11 W16 S45 E25 S1 E4 S10 E5 S10 E13 N66 $
FGR=[YR=2022;ORIG=-47,45] S21 E20 N2 E9 N3 N15 W4 N1 W25 $
FOP=[YR=2022;ORIG=-16,0] W15 S11 E15 N11 $
FOP=[YR=2022;ORIG=-18,61] E5 N5 W5 S5 $
PTO=[YR=2024;ORIG=-38,-15] E24 S15 W24 N15 $
PTO=[YR=2024;ORIG=-14,-17] E2 S17 W2 N15 W24 S15 W2 N17 E26 $
.

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	0912	SCRN RM G	0	100	24	15	360.00	SF	21.00	21.00	100	2024	2023		93	7,031	

LAND DESCRIPTION

TOTAL OB/XF 7,031

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	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	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