LOT 184
HAMPTON LAKES PHASE V-A
OR 2409/1745

BOHNER RICHARD JR FAMILY TRUST/BOHNER PATRICK RICH
84914 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0184-0000

BUILDING CHARACTERISTICS

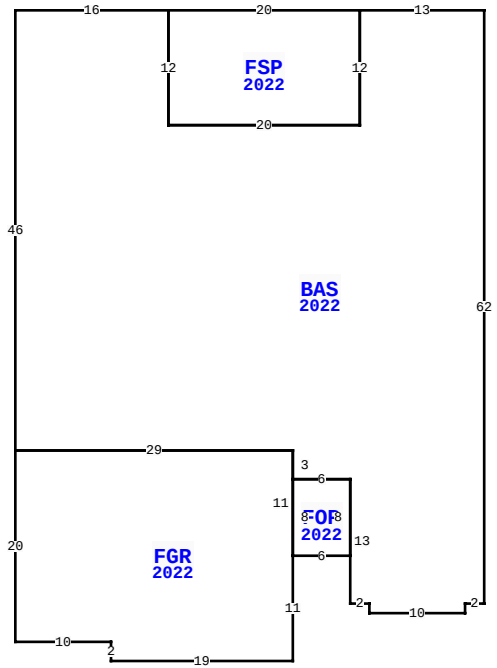
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,266	100	2022	2,266	277,322
FGR	618	55	2022	340	41,611
FOP	48	30	2022	14	1,714
FSP	240	40	2022	96	11,749
TOTALS	3,172			2,716	332,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	117.7344	123.62	335,752	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 2266 HX Base Yr 2026



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

84914 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		332,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,394
SOH/AGL Deduction		0
ASSESSED VALUE		407,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,983
TOTAL JUST VALUE		407,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013326	CO ISSUED	0	08/31/2022
21015448	NEW CONSTR	334,793	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0483	10/11/2022	QC	U	I	11	100
GRANTOR: BOHNER RICHARD B JR						
GRANTEE: BOHNER RICHARD B JR						
2587/0325	8/26/2022	SW	Q	I	01	432,700
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOHNER RICHARD B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W20 S12 E20 N12$ S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6N8W6S8$ N11 W29$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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 02/23/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS