LOT 13
HAMPTON LAKES PHASE IV-A
OR 2343/796

SALINAS JAMES A & ZELENE
85358 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0013-0000

BUILDING CHARACTERISTICS

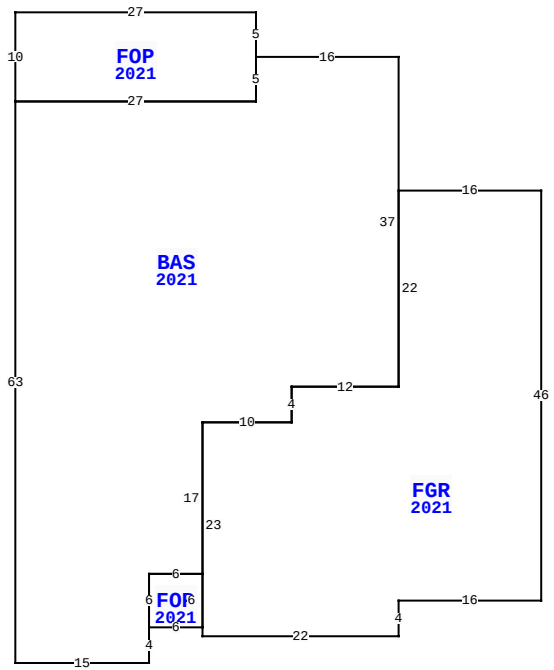
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	261,856
FGR	1,312	55	722	90,589
FOP	36	30	11	1,380
FOP	270	30	81	10,163
TOTALS	3,705		2,901	363,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,901	105.6560	125.47	363,988	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2087 HX Base Yr 2022



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

85358 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		363,988
TOTAL MARKET OB/XF VALUE		7,623
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		446,611
SOH/AGL Deduction		78,078
ASSESSED VALUE		368,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		318,533
TOTAL JUST VALUE		446,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001411	CO ISSUED	0	02/08/2021
20005009	NEW CONSTR	330,064	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2436/1571	2/16/2021	SW	Q	I	02	398,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SALINAS JAMES A & Z						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] N5 W27 S10 E27 N5$ S5 W27 S63 E15 N4 FOP=[YR=2021] E6 FGR=[YR=2021] S1 E22 N4 E16 N46 W16 S22 W12 S4 W10 S23 $ N6 W6 S6$ N6 E6 N17 E10 N4 E12 N37$.

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
1	0811	CONCRETE B	0	100	0	0	1,466.00	SF	5.20	5.20	100	2021	2021	3	100	7,623	

LAND DESCRIPTION

TOTAL OB/XF 7,623

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	SFR CNSVTN	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 02/10/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS