

LOT 19
HAMPTON LAKES PHASE IV-A
OR 2343/796

BALLARD DAVID A
85406 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0019-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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
BAS	3,187	100	3,187
FGR	1,113	55	612
FOP	49	30	15
FOP	189	30	57
TOTALS	4,538		3,871
			492,740

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,871	107.1900	127.29	492,740	2021	2021	0	0	0.00	100.00

1 SNGL FAM - 100% - 2022 Heated Area: 3187 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		492,740	
TOTAL MARKET OB/XF VALUE		13,880	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		581,620	
SOH/AGL Deduction		0	
ASSESSED VALUE		581,620	
TOTAL EXEMPTION VALUE	13	581,620	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		581,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002185	NEW CONSTR	456,341	02/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0184	9/20/2021	SW Q	Q	I	01	467,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BALLARD DAVID A						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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
1	0855	CONC PAVR	0	100	0	1,388.00	SF	10.00	10.00	100	2021	2021	3	100	13,880	

85406 FALL RIVER PKWY, FERNANDINA BEACH
 BLD DATE: 06/13/2023 MLU
 XF DATE:
 INC DATE:

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W24 FOP=[YR=2021] W21 S9 E21 N9\$ S9 W21 N9 W15 S29 FGR=[YR=2021] S44 E15 S2 E21 N1 FOP=[YR=2021] E7 N7 W7 S7\$ N20 W15 N2 W6 N23 W15\$ E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							