

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 Floor	13	LVT/LAMMT	80
Interior Floor	14	CARPET	20
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
			461,694

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	100.4400	119.27	461,694	2021	2021	0	0	0.00	100.00

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

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		461,694	
TOTAL MARKET OB/XF VALUE		14,180	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		575,874	
SOH/AGL Deduction		100,606	
ASSESSED VALUE		475,268	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		420,268	
TOTAL JUST VALUE		575,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002914	CO ISSUED	0	03/10/2021
20008610	NEW CONSTR	440,807	09/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1892	3/12/2021	SW Q	Q	I	01	483,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: UNG SEANG MENG						
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	1,418.00	SF	10.00	10.00	100	2021	2021	3	100	14,180	

BUILDING NOTES	
85446 FALL RIVER PKWY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FOP=[YR=2021] W21 S9 E21 N9\$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2021] E7 FGR=[YR=2021] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20\$ N7 W7 S7\$ N7 E7 N13 E15 N2 E6 N23 E15 N29\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							