

LOT 28
HAMPTON LAKES PHASE IV-A
OR 2343/796

SCHROTT DAVID & CHRISTINE NOEL
85478 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100,000 TOTAL MARKET VALUE 100,000 SOH/AGL Deduction 0 ASSESSED VALUE 100,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100,000 TOTAL JUST VALUE 100,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100,000									
DOR CODE		0000 VACANT																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																				230005811			05/05/2023								
NEIGHBORHOOD/LOC		4077.00																		22002299	NEW CONSTR	548,862	02/10/2022								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																
															OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE											
															2638/1730	5/10/2023	SW Q	I	01	772,700											
TOTALS																				GRANTOR: RICHMOND AMERICAN HOM											
EXTRA FEATURES		85478 FALL RIVER PKWY, FERNANDINA BEACH																		GRANTEE: SCHROTT DAVID & CHR											
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	GRANTOR: AW VENTURE II LLC															
																GRANTEE: RICHMOND AMERICAN H															
																BUILDING NOTES															
																BUILDING DIMENSIONS															
																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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000														
REVIEW DATE 04/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																															