

LOT 29  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

MISCIASCI LUC G & KIM A  
85486 FALL RIVER PKWY  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0029-0000

| BUILDING CHARACTERISTICS   |                  |             |                      |                      |             |                |                |       |                | MARKET ADJUSTMENTS   |         |             |        |         |                 |                |            |                             |      | NASSAU COUNTY PROPERTY  |      |     |    |        |  |  |  |  |  |
|--|------------------|-------------|----------------------|----------------------|-------------|----------------|----------------|-------|----------------|--|---------|-------------|--------|---------|-----------------|----------------|------------|-----------------------------|------|---|------|-----|----|--------|--|--|--|--|--|
| CONSTRUCTION   |                  |             |                      |                      |             |                |                |       |                | VALUATION SUMMARY  |         |             |        |         |                 |                |            |                             |      | PAGE 1 of 1   |      |     |    |        |  |  |  |  |  |
| ELEMENT  | CD               | TYPE        | MDL                  | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB   | EYB            | ECON   | FNCT    | NORM        | % COND |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |
|  |                  |             |                      |                      |             |                |                |       |                | <b>VALUATION BY</b><br>Tax Group: 4 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 100,000<br><b>TOTAL MARKET VALUE</b> 100,000<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 100,000<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 100,000<br><b>TOTAL JUST VALUE</b> 100,000<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 100,000 |         |             |        |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |
| DOR CODE 0000 VACANT   |                  |             |                      |                      |             |                |                |       |                |  |         |             |        |         |                 |                |            |                             |      | <b>PERMIT NUM</b> DESCRIPTION AMT ISSUED<br>230006191<br>21015684 NEW CONSTR 470,954 11/12/2021   |      |     |    |        |  |  |  |  |  |
| MAP NUM MKT AREA 04  |                  |             |                      |                      |             |                |                |       |                |  |         |             |        |         |                 |                |            |                             |      | <b>SALES DATA</b><br>OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE<br>2641/1613 5/17/2023 SW Q I 01 726,700<br>GRANTOR: RICHMOND AMERICAN HOM<br>GRANTEE: MISCIASCI LUC G & K<br>2464/0053 5/21/2021 SW Q V 05 5,279,000<br>GRANTOR: AW VENTURE II LLC<br>GRANTEE: RICHMOND AMERICAN H |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC 4077.00   |                  |             |                      |                      |             |                |                |       |                |  |         |             |        |         |                 |                |            |                             |      | <b>BUILDING NOTES</b><br><br><b>BUILDING DIMENSIONS</b>   |      |     |    |        |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |             |                |                |       |                |  |         |             |        |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |
|  |                  |             |                      |                      |             |                |                |       |                | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE  |         |             |        |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |
| TOTALS   |                  |             |                      |                      |             |                |                |       |                | 85486 FALL RIVER PKWY, FERNANDINA BEACH  |         |             |        |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |
| <b>EXTRA FEATURES</b>  |                  |             |                      |                      |             |                |                |       |                |  |         |             |        |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |
| 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          |            |                             |      |   |      |     |    |        |  |  |  |  |  |
|  |                  |             |                      |                      |             |                |                |       |                |  |         |             |        |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |
| <b>LAND DESCRIPTION</b>  |                  |             |                      |                      |             |                |                |       |                | <b>TOTAL OB/XF</b> 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 |                  |             |                      |                      |             |                |                |       |                |  |         |             |        |         |                 |                |            |                             |      |   |      |     |    |        |  |  |  |  |  |