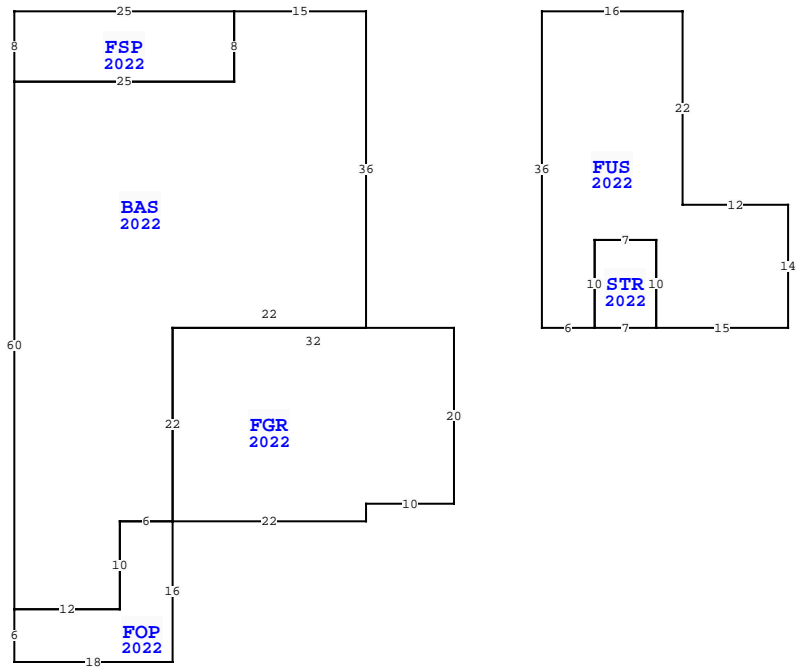


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,943	112.8940	134.06	394,539	2022	2022	0	0	0.00	100.00		

1 SNGL FAM - 100% - 2023 Heated Area: 2430 HX Base Yr



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	1,756	100	1,756	235,409
FGR	684	55	376	50,407
FOP	168	30	50	6,703
FSP	200	40	80	10,725
FUS	674	100	674	90,356
STR	70	10	7	938
TOTALS	3,552		2,943	394,539

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	1,446.00	SF	10.00	10.00	100	2022	2022	3	100	14,460	

BLD DATE		LGL DATE	06/13/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
85542 FALL RIVER PKWY, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	394,539			
TOTAL MARKET OB/XF VALUE	14,460			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	483,999			
SOH/AGL Deduction	0			
ASSESSED VALUE	483,999			
TOTAL EXEMPTION VALUE	13	483,999		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	483,999			
NCON VALUE	408,999			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	65,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018941	CO ISSUED	0	12/30/2022
21015383	NEW CONSTR	415,648	11/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1240	12/30/2022	SW	Q	I	02	565,300

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: GRIFFEN ALEJANDRO &
2464/0053 5/21/2021 SW Q V 05 5,279,000
GRANTOR: AW VENTURE II LLC
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W15 FSP=[YR=2022] W25 S8 E25 N8\$ S8 W25 S60 FOP=[YR=2022] S6 E18 N16 W6 S10 W12\$ E12 N10 E6 FGR=[YR=2022] E22 N2 E10 N20 W32 S22 \$ N22 E22 N36\$ PTR=E20 FUS=[YR=2022] S36 E6 STR=[YR=2022] E7 N10 W7 S10\$ N10 E7 S10 E15 N14 W12 N22 W16 \$ W20\$.

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							