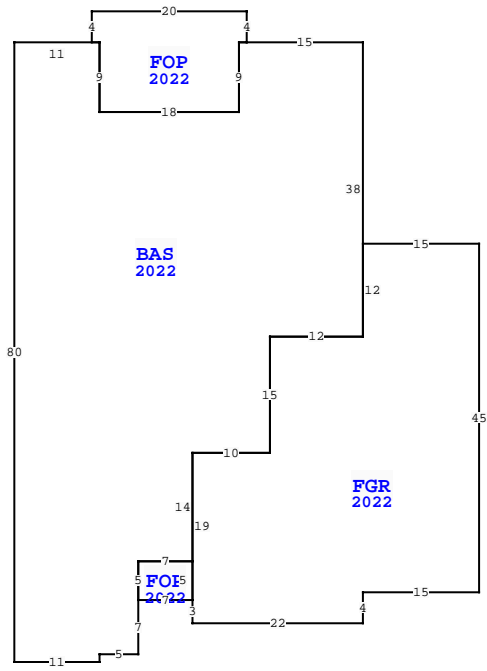


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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	3,387	102.1200	121.27	410,741	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2023 Heated Area: 2568 HX Base Yr 2023													



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	2,568	100	2,568	311,421
FGR	1,339	55	736	89,255
FOP	35	30	10	1,213
FOP	242	30	73	8,853
TOTALS	4,184		3,387	410,741

85558 FALL RIVER PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	1,304.00	SF	5.20	5.20	100	2022	2022	3	100	6,781	

TOTAL OB/XF														6,781										
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							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			410,741	
TOTAL MARKET OB/XF VALUE			6,781	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			492,522	
SOH/AGL Deduction			0	
ASSESSED VALUE			492,522	
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE			442,522	
TOTAL JUST VALUE			492,522	
NCON VALUE			417,522	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015025	CO ISSUED	0	10/07/2022
21006913	NEW CONSTR	412,534	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2598/0330	10/14/2022	SW Q	Q I	01	626,400	
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CARLINO JOSEPH J &						
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 FOP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2022] E7 FGR=[YR=2022] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19\$ N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N38\$.