

LOT 72
HAMPTON LAKES PHASE IV-A
OR 2343/796

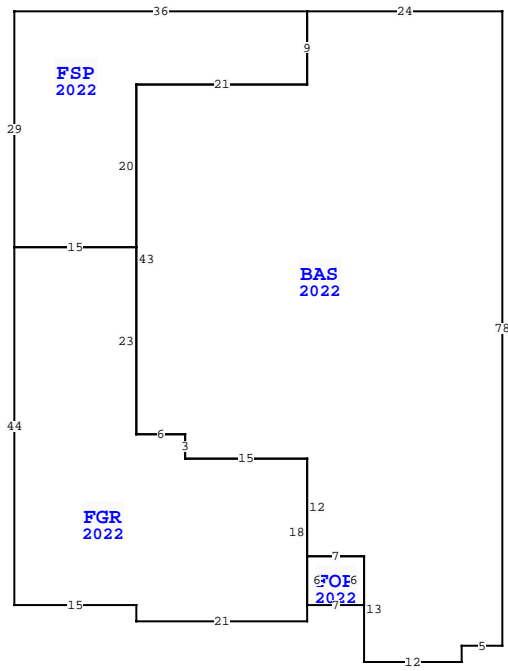
MUSIAL CHRISTINE E & JOHN S
85606 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0072-0000

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	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
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	2,767	100	2,767
FGR	1,098	55	604
FOP	42	30	13
FSP	624	40	250
TOTALS	4,531		3,634
			473,837

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,634	109.8000	130.39	473,837	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2767	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			473,837
TOTAL MARKET OB/XF VALUE			6,614
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			555,451
SOH/AGL Deduction			0
ASSESSED VALUE			555,451
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			505,451
TOTAL JUST VALUE			555,451
NCON VALUE			480,451
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011819	CO ISSUED	0	08/03/2022
21008738	NEW CONSTR	434,823	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1210	10/20/2022	SW Q	Q	I	01	665,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MUSIAL CHRISTINE E						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2022	2022	3	100	6,614	

TOTAL OB/XF										6,614						

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W24 FSP=[YR=2022] W36 S29 FGR=[YR=2022] S44 E15 S2 E21 N2 FOP=[YR=2022] E7 N6 W7 S6§ N18 W15 N3 W6 N23 W15§ E15 N20 E21 N9§ S9 W21 S43 E6 S3 E15 S12 E7 S13 E12 N2 E5 N78§.	