

LOT 82
HAMPTON LAKES PHASE IV-B
OR 2320/460

SPOONER BRIAN J & SHERRY A
85289 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0082-0000



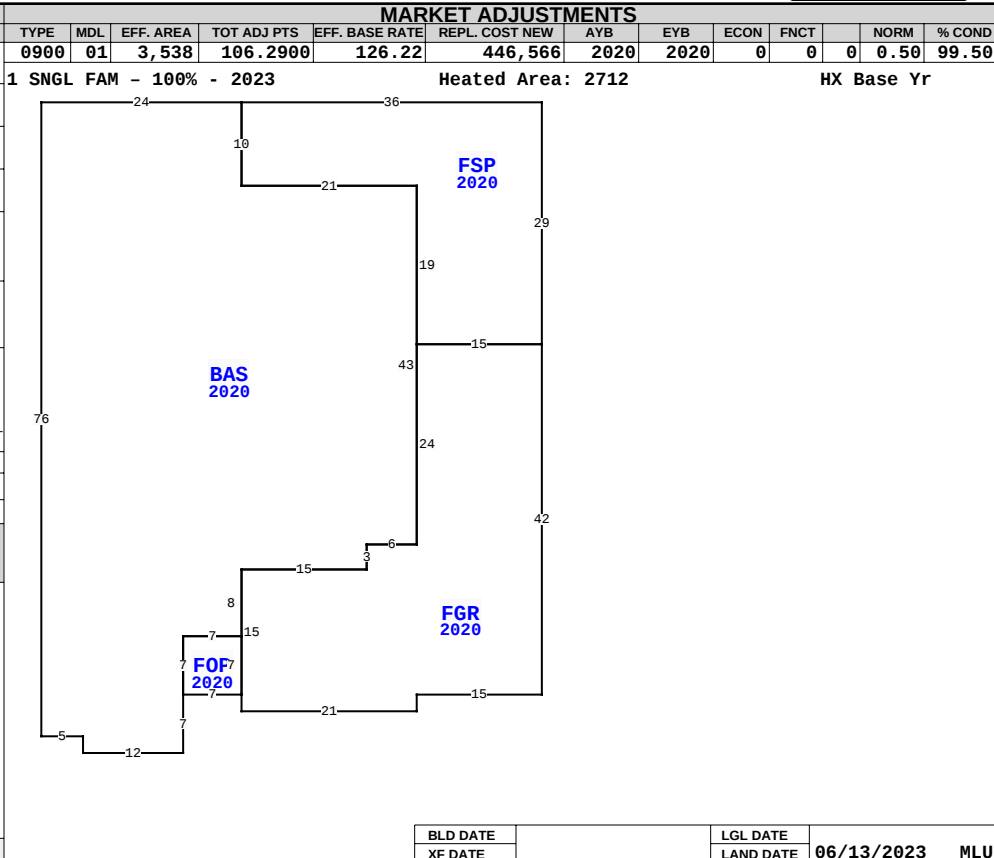
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	340,597
FGR	1,005	55	553	69,451
FOP	49	30	15	1,884
FSP	645	40	258	32,402
TOTALS	4,411		3,538	444,333

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 PAVER	0 100	0	0	504.00	SF	10.00	10.00	100	2020	2020	3	99	4,990	
2	0462	ST/AL FNC	0 100	0	0	144.00	SF	10.00	10.00	100	2020	2020	3	95	1,368	

LAND DESCRIPTION			TOTAL OB/XF 6,358													
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



85289 FALL RIVER PKWY, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				444,333	
TOTAL MARKET OB/XF VALUE				6,358	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				525,691	
SOH/AGL Deduction				0	
ASSESSED VALUE				525,691	
TOTAL EXEMPTION VALUE		13		525,691	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				525,691	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				423,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010590	CO ISSUED	0	07/12/2022
19009814	NEW CONSTR	406,141	12/03/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2596/0293	9/28/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: SPOONER BRIAN J & S					
2326/0194	12/16/2019	SW	Q	V	05
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2020] W36 BAS=[YR=2020] W24 S76 E5 S2 E12 N7					
FOP=[YR=2020] E7 FGR=[YR=2020] S2 E21 N2 E15 N42 W15 S24 W6					
S3 W15 S15\$ N7 W7 S7\$ N7 E7 N8 E15 N3 E6 N43 W21 N10\$ S10 E21					
S19 E15 N29\$.					