LOT 88
HAMPTON LAKES PHASE IV-A
OR 2343/796

JONES DOUGLAS L & ALISON L/E/
85393 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0088-0000

BUILDING CHARACTERISTICS

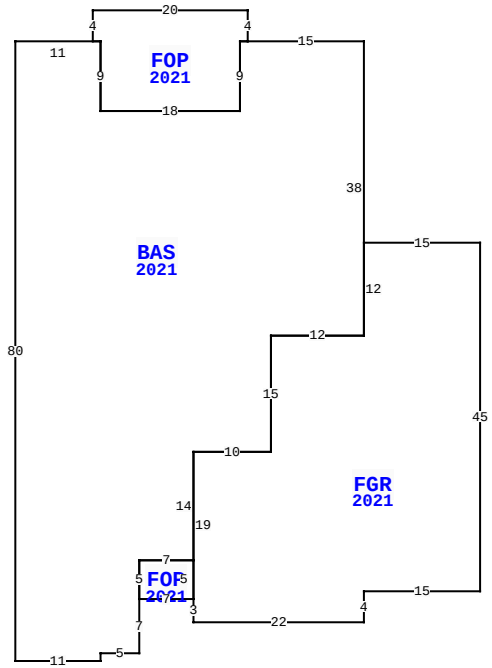
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,568	100	2,568	310,291
FGR	1,339	55	736	88,931
FOP	35	30	10	1,208
FOP	242	30	73	8,821
TOTALS	4,184		3,387	409,251

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	101.7520	120.83	409,251	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2568 HX Base Yr 2022



85393 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,251
TOTAL MARKET OB/XF VALUE		14,480
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		498,731
SOH/AGL Deduction		88,128
ASSESSED VALUE		410,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		360,603
TOTAL JUST VALUE		498,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002973	CO ISSUED	0	03/11/2021
20008607	NEW CONSTR	387,190	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/0896	8/16/2022	LE	U	I	11	100
GRANTOR: JONES DOUGLAS L & ALI						
GRANTEE: JONES DEREK LOGAN						
2442/1726	3/12/2021	SW	Q	I	01	489,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JONES DOUGLAS L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N4 W20 S4 E1 S9 E18 N9 E1$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2021] E7 FGR=[YR=2021] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19$N5 W7 S5$ N5 E7 N14 E10 N15 E12 N38$.

EXTRA FEATURES

LN	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	1,448.00	SF	10.00	10.00	100	2021	2021	3	100	14,480	

LAND DESCRIPTION

TOTAL OB/XF 14,480

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/09/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS