

LOT 92
HAMPTON LAKES PHASE IV-A
OR 2343/796

MILLER LLOYD & FRANCES J
85425 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0092-0000



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/LAMMT 70
Interior Floo	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	2,568	100	2,568	309,726
FGR	1,339	55	736	88,769
FOP	35	30	10	1,206
FSP	242	40	97	11,699
TOTALS	4,184		3,411	411,401

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	101.5680	120.61	411,401	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2568											
HX Base Yr											
85425 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											
LGL DATE: 06/13/2023 MLU											
LAND DATE: 06/13/2023 MLU											
AG DATE: 06/13/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0 100	0	0	1,395.00	SF	10.00	10.00	100	2022
2	0462	ST/AL FNC	0 100	0	0	888.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

TOTAL OB/XF											
23,430											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
23,430											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
411,401											
TOTAL MARKET OB/XF VALUE											
23,430											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
509,831											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
509,831											
TOTAL EXEMPTION VALUE											
13											
509,831											
BASE TAXABLE VALUE											
0											
TOTAL JUST VALUE											
509,831											
NCON VALUE											
434,831											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
65,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005179	CO ISSUED	0	04/05/2022
21005516	NEW CONSTR	344,728	04/30/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/1216	4/05/2022	SW	Q	I	01	429,700	
GRANTOR:RICHMOND AMERICAN HOM							
GRANTEE:MILLER LLOYD & FRAN							
2373/0856	7/02/2020	SW	Q	V	05	3,194,300	
GRANTOR:AW VENTURE II LLC							
GRANTEE:RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2022] W15 BAS=[YR=2022] N26 W15 FSP=[YR=2022] N4 W20											
S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7											
FOP=[YR=2022] E7 N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N12\$ S12 W12											
S15 W10 S22 E22 N4 E15 N45 \$.											