

LOT 99
HAMPTON LAKES PHASE IV-A
OR 2343/796

BOWDEN KAREN M & SANDRA A NAVARROLI HOMESTEAD TRUS
85515 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0099-0000



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		3.5 100
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	2,863	100	2,863	351,576
FGR	660	55	363	44,576
FOP	35	30	10	1,228
FSP	190	40	76	9,333
UOP	719	20	144	17,683
TOTALS	4,467		3,456	424,397

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 PAVER	0 100	0	0	1,194.00	SF	10.00	10.00	100	2022

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,456	103.4080	122.80	424,397	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2863 HX Base Yr 2023											
85515 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		424,397	
TOTAL MARKET OB/XF VALUE		11,940	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		511,337	
SOH/AGL Deduction		125,713	
ASSESSED VALUE		385,624	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		335,624	
TOTAL JUST VALUE		511,337	
NCON VALUE		433,587	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015088	CO ISSUED	0	10/10/2022
21010119	NEW CONSTR	470,954	11/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2638/1620	4/06/2023	WD	U	I	11
GRANTOR: BOWDEN KAREN MARIE & GRANTEE: BOWDEN KAREN M & SA					
2598/0470	10/10/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM GRANTEE: BOWDEN KAREN MARIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2022] N18 W22 U4 L4 W9 L3 D3 W4 S14 E17 D5 R3 E22\$ FSP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.											