LOT 105
HAMPTON LAKES PHASE IV-A
OR 2343/796

DUBBERLY JAMES C JR & LAURA COLEMAN
85585 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

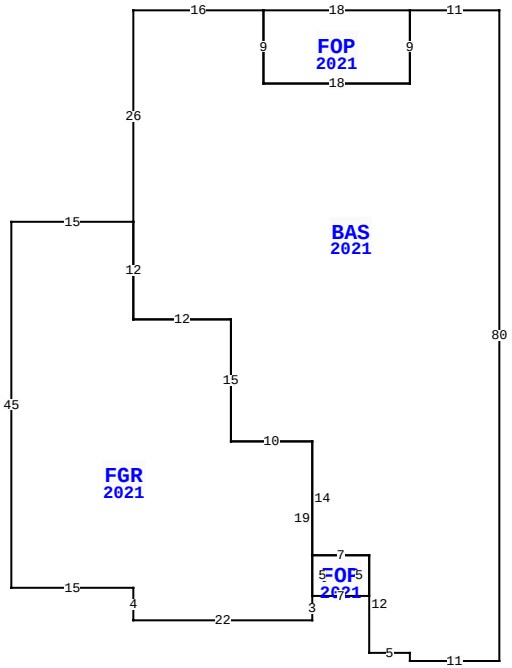
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	327,677
FGR	1,339	55	736	93,914
FOP	35	30	10	1,276
FOP	162	30	49	6,252
TOTALS	4,104		3,363	429,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,363	107.4560	127.60	429,119	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2568 HX Base Yr 2023



85585 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,119
TOTAL MARKET OB/XF VALUE		5,636
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		509,755
SOH/AGL Deduction		196,614
ASSESSED VALUE		313,141
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		258,141
TOTAL JUST VALUE		509,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013628	CO ISSUED	0	10/06/2021
21003999	NEW CONSTR	410,586	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0934	10/18/2022	WD	Q	I	01	640,000
GRANTOR: LAMB KELLY T & BRETT						
GRANTEE: DUBBERLY JAMES COLS						
2505/0077	10/08/2021	SW	Q	I	01	440,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LAMB KELLY T & BRET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 FOP=[YR=2021] W18 S9 E18 N9$ S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5$ N19 W10 N15 W12 N12$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80$.

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	0812	CONCRETE C	0	100	0	0	1,409.00	SF	4.00	4.00	100	2021	2021	3	100	5,636	

LAND DESCRIPTION

TOTAL OB/XF 5,636

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	000100	C	SFR	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 11/09/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS