

LOT 109
HAMPTON LAKES PHASE IV-A
OR 2343/796

IANNACCHINO JORDAN T & ERIN M
85617 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0109-0000



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	11	CLAY TILE 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	2,863	100	2,863	369,384
FGR	660	55	363	46,834
FOP	35	30	10	1,290
FOP	190	30	57	7,354
TOTALS	3,748		3,293	424,863

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	1,106.00	SF	5.20	5.20	100	2021	2021	3	100

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,293	108.6520	129.02	424,863	2021	2021	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2863 HX Base Yr 2022									
85617 FALL RIVER PKWY, FERNANDINA BEACH									
BLD DATE: 06/13/2023 MLU									

TOTAL OB/XF 5,751														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF 5,751														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			424,863
TOTAL MARKET OB/XF VALUE			5,751
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			505,614
SOH/AGL Deduction			87,452
ASSESSED VALUE			418,162
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			368,162
TOTAL JUST VALUE			505,614
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002180	NEW CONSTR	391,812	02/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1366	9/23/2021	SW	Q	I	01	405,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: IANNACCHINO JORDAN						
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														
BAS=[YR=2021] W31 FOP=[YR=2021] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.														