

LOT 111
HAMPTON LAKES PHASE IV-B
OR 2320/460

MATTHEWS GREGORY R
85229 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0111-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,266	100	2,266	239,335
FGR	618	55	340	35,911
FOP	48	30	14	1,479
FSP	240	40	96	10,140
TOTALS	3,172		2,716	286,864

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	917.00	SF	10.00	10.00	100	2021

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,716	117.0288	105.62	286,864	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2266 HX Base Yr 2023											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
85229 FALL RIVER PKWY, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,864	
TOTAL MARKET OB/XF VALUE		9,170	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		371,034	
SOH/AGL Deduction		25,824	
ASSESSED VALUE		345,210	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		295,210	
TOTAL JUST VALUE		371,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009915	NEW CONSTR	314,132	10/19/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2469/1373	6/04/2021	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: MATTHEWS GREGORY R					
2326/1909	12/20/2019	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W13 FSP=[YR=2021] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2021] S20 E10 S2 E19 N11 FOP=[YR=2021] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.											