

LOT 116  
HAMPTON LAKES PHASE IV-B  
OR 2320/460

HARRISON JOE H & KATHY J  
85189 FALL RIVER PKWY  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0116-0000



| 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                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

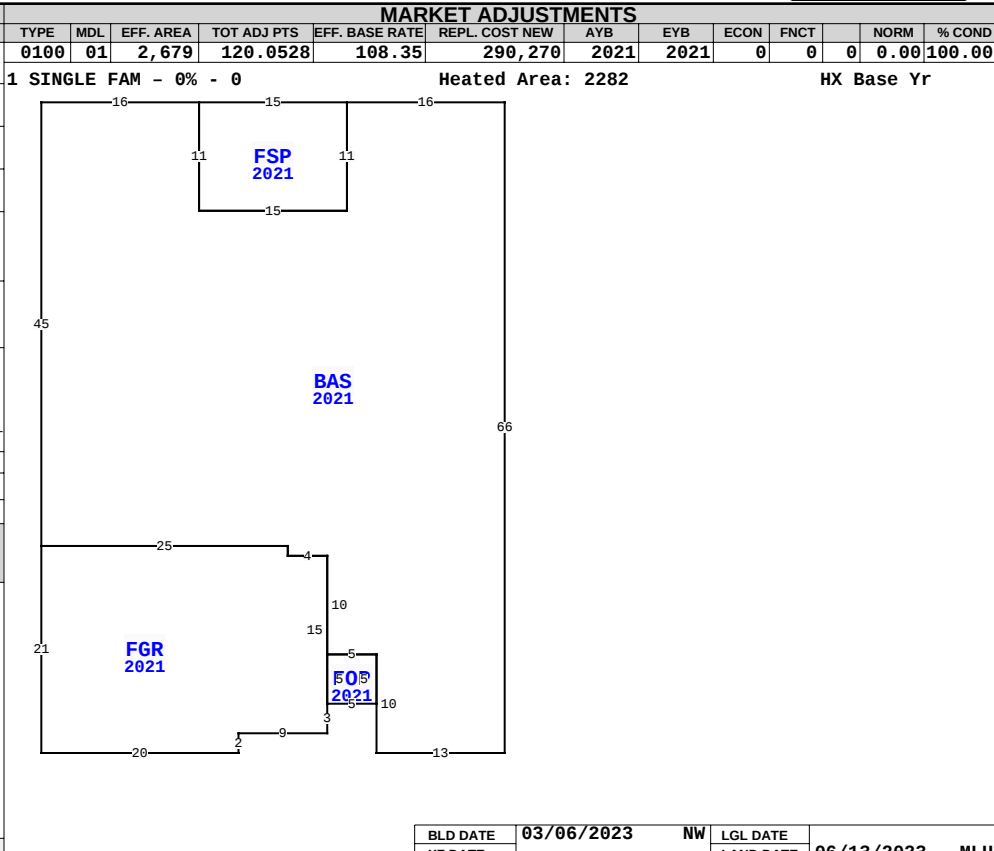
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4077.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,282            | 100         | 2,282        | 247,255              |
| FGR       | 587              | 55          | 323          | 34,997               |
| FOP       | 25               | 30          | 8            | 867                  |
| FSP       | 165              | 40          | 66           | 7,151                |
| TOTALS    | 3,059            |             | 2,679        | 290,270              |

| 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 | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|-----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0855       | CONC PAVER  | 0       | 0   | 0     | 0  |       | 944.00         | SF        | 10.00   |             |   |        | 9,440           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 9,440    |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000100   | C   | SFR                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |

REVIEW DATE 10/06/2021 BY NW



|                                         |                        |                         |
|-----------------------------------------|------------------------|-------------------------|
| 85189 FALL RIVER PKWY, FERNANDINA BEACH | BLD DATE 03/06/2023 NW | LGL DATE 06/13/2023 MLU |
|                                         | XF DATE                | LAND DATE               |
|                                         | INC DATE               | AG DATE                 |

| TOTAL OB/XF 9,440 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 | UNIT PRICE | ADJ UNIT PRICE |
| 1                 | 000100   | C   | SFR                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 4              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 290,270   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 9,440     |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 75,000    |  |             |   |
| TOTAL MARKET VALUE        |  | 374,710   |  |             |   |
| SOH/AGL Deduction         |  | 9,419     |  |             |   |
| ASSESSED VALUE            |  | 365,291   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 0         |  |             |   |
| BASE TAXABLE VALUE        |  | 365,291   |  |             |   |
| TOTAL JUST VALUE          |  | 374,710   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 332,083   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20009933   | NEW CONSTR  | 310,459 | 10/19/2020 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2475/0732                    | 6/28/2021  | SW        | Q   | I   | 01     | 349,100    |
| GRANTOR: LENNAR HOMES LLC    |            |           |     |     |        |            |
| GRANTEE: HARRISON JOE H & KA |            |           |     |     |        |            |
| 2326/1909                    | 12/20/2019 | SW        | Q   | V   | 05     | 3,780,000  |
| GRANTOR: AW VENTURE II LLC   |            |           |     |     |        |            |
| GRANTEE: LENNAR HOMES LLC    |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W16 FSP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

PRINTED 08/02/2023 BY SYS