

LOT 118
HAMPTON LAKES PHASE IV-B
OR 2320/460

WEBB NANCY YVONNE
85173 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0118-0000



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		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	2,660	100	2,660	278,502
FGR	620	55	341	35,703
FOP	60	30	18	1,885
FSP	198	40	79	8,271
TOTALS	3,538		3,098	324,361

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
1	0855	CONC PAVER	0 100	0	0	975.00	SF	10.00	10.00	100	2022	2022	3
2	0462	ST/AL FNC	0 100	0	0	456.00	SF	10.00	10.00	100	2022	2022	3
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,098	116.0166	104.70	324,361	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr 2023													
85173 FALL RIVER PKWY, FERNANDINA BEACH													
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU													
XF DATE													
INC DATE													
AG DATE													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													
VALUATION BY STANDARD													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 324,361													
TOTAL MARKET OB/XF VALUE 14,910													
TOTAL LAND VALUE - MARKET 75,000													
TOTAL MARKET VALUE 414,271													
SOH/AGL Deduction 65,183													
ASSESSED VALUE 349,088													
TOTAL EXEMPTION VALUE HX HB WX 55,000													
BASE TAXABLE VALUE 294,088													
TOTAL JUST VALUE 414,271													
NCON VALUE 337,275													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 65,000													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001129	CO ISSUED	0	01/20/2022
21004724	NEW CONSTR	385,461	04/15/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2533/1153	1/26/2022	SW	Q	I	01	402,300			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: WEBB NANCY YVONNE									
2478/1726	7/07/2021	SW	U	V	37	184,000			
GRANTOR: AG ESSENTIAL HOUSING									
GRANTEE: LENNAR HOMES LLC									
BUILDING NOTES									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.													