LOT 119
HAMPTON LAKES PHASE IV-B
OR 2320/460

ELLENSON JOYCE S
85165 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

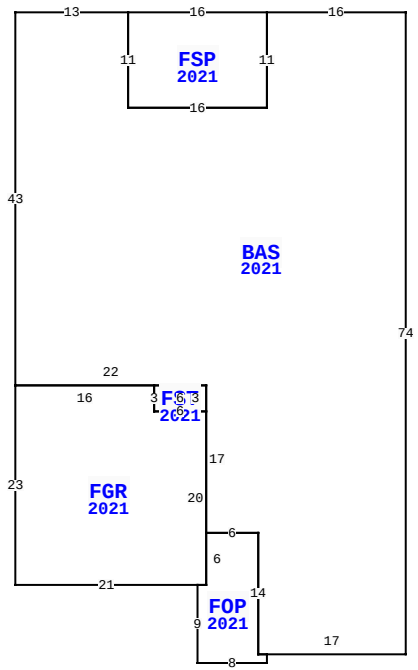
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,388	100	2,388	258,740
FGR	488	55	268	29,038
FOP	100	30	30	3,251
FSP	176	40	70	7,585
FST	18	55	10	1,084
TOTALS	3,170		2,766	299,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	120.0528	108.35	299,696	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2388 HX Base Yr 2022



85165 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE	03/06/2023 NW	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		299,696
TOTAL MARKET OB/XF VALUE		16,640
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		391,336
SOH/AGL Deduction		36,452
ASSESSED VALUE		354,884
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		254,884
TOTAL JUST VALUE		391,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009962	NEW CONSTR	324,314	10/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1659	6/24/2021	SW	Q	I	01	387,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ELLENSON JOYCE S						
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] W16 S11 E16 N11$ S11 W16 N11 W13 S43 FGR=[YR=2021] S23 E21 FOP=[YR=2021] S9 E8 N1 W1 N14 W6 S6 W1$ E1 N20 FST=[YR=2021] W6 N3 E6 S3$ W6 N3 W16 $ E22 S17 E6 S14 E17 N74$.

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	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	100	2021	2021	3	100	8,320	
2	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	100	2021	2021	3	100	8,320	

LAND DESCRIPTION

TOTAL OB/XF 16,640

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 10/06/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS