

LOT 147
HAMPTON LAKES PHASE IV-B
OR 2320/460

SCHAFFER STEWART J REV TRUST/SCHAFFER STEWART J TR
85010 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0147-0000



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	2,660	100	2,660	273,874
FGR	620	55	341	35,109
FOP	60	30	18	1,853
FSP	198	40	79	8,134
TOTALS	3,538		3,098	318,970

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	0	0	849.00	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	0		PUD	0.00	0.00	1.00	LT	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	114.0846	102.96	318,970	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 2660 HX Base Yr											
85010 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		318,970	
TOTAL MARKET OB/XF VALUE		8,490	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		402,460	
SOH/AGL Deduction		9,249	
ASSESSED VALUE		393,211	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		393,211	
TOTAL JUST VALUE		402,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,465	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009285	CO ISSUED	0	07/15/2021
20010073	NEW CONSTR	361,649	10/21/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2485/1405	7/21/2021	SW	Q	I	02
GRANTOR: LENNAR HOMES LLC					
GRANTEE: SCHAFFER STEWART J					
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] W14 FSP=[YR=2021] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.											