

LOT 148
HAMPTON LAKES PHASE IV-B
OR 2320/460

KALIN ANDREW JAMES/HURLEY AMANDA NICOLE
85018 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0148-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,679	120.0528	108.35	290,270	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2282									
Roof Cover	03	COMP SHNGL 100	16													HX Base Yr 2023									
Interior Wall	05	DRYWALL 100	11													FSP 2021									
Interior Floo	11	CLAY TILE 70	45													BAS 2021									
Interior Floo	14	CARPET 30	66													FGR 2021									
Air Condition	03	CENTRAL 100	21													FOP 2021									
Heating Type	04	AIR DUCTED 100	20													FSP 2021									
Bedrooms	4	100	25													FGR 2021									
Bathrooms	3	100	4													FOP 2021									
Frame	02	WOOD FRAME 100	10													FSP 2021									
Stories	1.	1. 100	15													FGR 2021									
Units	0	100	5													FOP 2021									
Occupancy	00	NONE 100	3													FSP 2021									
Quality			04	Quality Level 04												BAS 2021									
DOR CODE			0100	SINGLE FAMILY												FGR 2021									
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																				
EXTRA FEATURES					85018 FALL RIVER PKWY, FERNANDINA BEACH																				
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	0 100	0 0	897.00	SF	10.00	10.00	100	2021	2021	3	100	8,970											
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000000	C	VAC RES	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 04/27/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									