

LOT 155
HAMPTON LAKES PHASE IV-B
OR 2320/460

GOLDIE KRYSTAL LYNN & GREGG ALAN
85074 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0155-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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 % COND
1	0855	CONC PAVER	0 100	0	0	965.00	SF	10.00	10.00	100	2022	2022	3 100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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													
85074 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 9,650													
TOTAL LAND VALUE - MARKET 75,000													
TOTAL MARKET VALUE 409,011													
SOH/AGL Deduction 0													
ASSESSED VALUE 409,011													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 359,011													
TOTAL JUST VALUE 409,011													
NCON VALUE 334,011													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 65,000													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007692	CO ISSUED	0	05/18/2022
20009157	NEW CONSTR	361,649	09/30/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2570/0415	5/27/2022	SW	Q	I	01	430,000			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: GOLDIE KRYSTAL LYNN									
2504/1146	10/07/2021	SW	U	V	37	308,000			
GRANTOR: AG ESSENTIAL HOUSING									
GRANTEE: LENNAR HOMES LLC									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.													