LOT 158
HAMPTON LAKES PHASE IV-B
OR 2320/460

EYERMAN FAMILY TRUST/EYEMAN MARSHALL D TRUSTEE
85098 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0158-0000

BUILDING CHARACTERISTICS

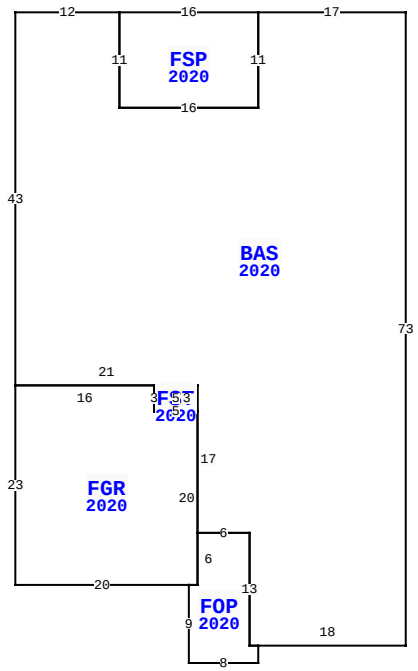
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,401	100	2,401	258,847
FGR	468	55	257	27,707
FOP	101	30	30	3,235
FSP	176	40	70	7,547
FST	15	55	8	863
TOTALS	3,161		2,766	298,198

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	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2401 HX Base Yr 2022



85098 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,198
TOTAL MARKET OB/XF VALUE		7,277
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		380,475
SOH/AGL Deduction		30,853
ASSESSED VALUE		349,622
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,622
TOTAL JUST VALUE		380,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013206	CO ISSUED	0	01/05/2021
20005232	NEW CONSTR	324,314	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1304	1/28/2021	SW	Q	I	01	354,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: EYEMAN FAMILY TRUST						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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	735.00	SF	10.00	10.00	100	2020	2020	3	99	7,277	

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] W16 S11 E16 N11$ S11 W16 N11 W12 S43 FGR=[YR=2020] S23 E20 FOP=[YR=2020] S9 E8 N2 W1 N13 W6 S6 W1$ E1 N20 FST=[YR=2020] W5 N3 E5 S3$ W5 N3 W16 $ E21S17 E6 S13 E18 N73$.

LAND DESCRIPTION

TOTAL OB/XF 7,277

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