

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		3	100
Bathrooms		2	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
BAS	2,266	100	2,266
FGR	618	55	340
FOP	48	30	14
FSP	240	40	96
TOTALS	3,172		2,716
			285,430

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,716	117.0288	105.62	286,864	2020	2020	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2021 Heated Area: 2266 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		285,430	
TOTAL MARKET OB/XF VALUE		18,123	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		378,553	
SOH/AGL Deduction		73,130	
ASSESSED VALUE		305,423	
TOTAL EXEMPTION VALUE	HX HB SX	100,000	
BASE TAXABLE VALUE		205,423	
TOTAL JUST VALUE		378,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010198	CO ISSUED	0	10/23/2020
20000139	NEW CONSTR	314,132	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/881	4/28/2023	WD Q	Q	I	01	540,000
GRANTOR: DIXON DEAN STEWART &						
GRANTEE: GIEMSCH CLAUDIA B						
2413/0158	11/16/2020	SW Q	Q	I	02	317,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DIXON DEAN STEWART						

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	850.00	UT	10.00	10.00	100	2020	2020	3	99	8,415	
2	0462	ST/AL FNC	0	100	0	960.00	SF	10.00	10.00	100	2020	2020	3	95	9,120	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BUILDING NOTES	
85130 FALL RIVER PKWY, FERNANDINA BEACH	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							