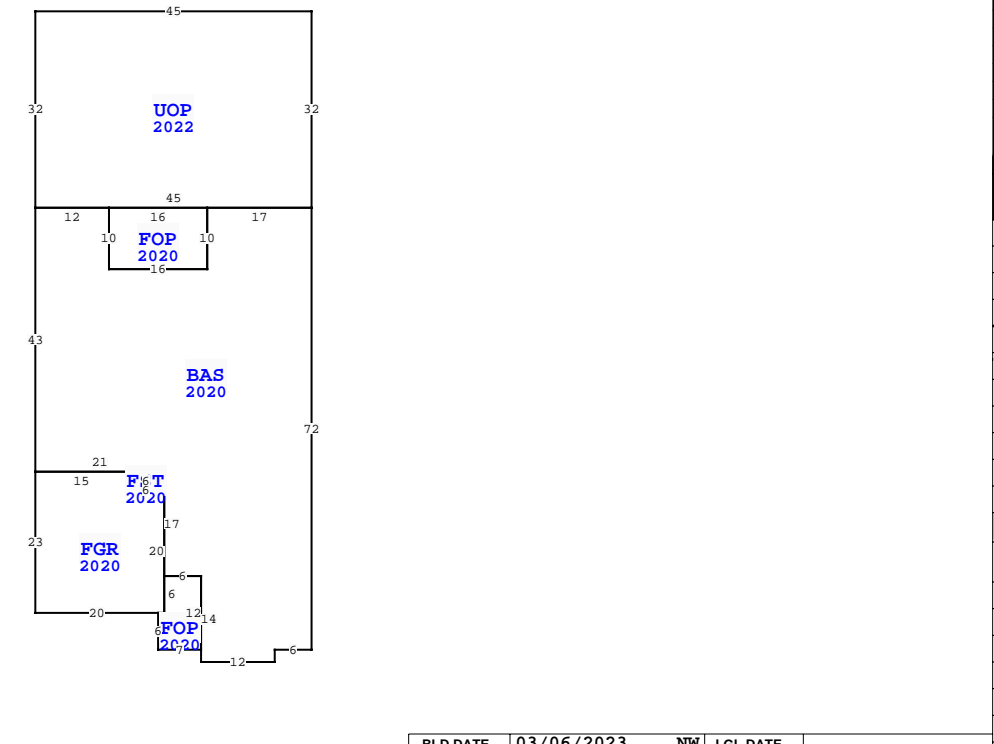


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,048	114.0846	102.96	313,822	2020	2020	0	0	0.50	99.50



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	2,423	100	2,423	248,225
FGR	465	55	256	26,226
FOP	78	30	23	2,356
FOP	160	30	48	4,917
FST	18	55	10	1,025
UOP	1,440	20	288	29,504
TOTALS	4,584		3,048	312,253

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			312,253
TOTAL MARKET OB/XF VALUE			32,160
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			419,413
SOH/AGL Deduction			49,167
ASSESSED VALUE			370,246
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			320,246
TOTAL JUST VALUE			419,413
NCON VALUE			63,114
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001393	ADDITION	43,113	01/24/2022
20010820	CO ISSUED	0	11/06/2020
20000135	NEW CONSTR	323,879	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/0001	12/15/2020	WD	Q	I	01	350,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JOHNSON KEITH A						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

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	703.00	SF	10.00	10.00	100	2020	2020	3	99	6,960	
2	0911	SCRN RM A	0	100	45	32	SF	17.50	17.50	100	2022	2022	3	100	25,200	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
85146 FALL RIVER PKWY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
UOP=[YR=2022] N32 W45 S32 E45\$ BAS=[YR=2020] W17	
FOP=[YR=2020] W16 S10 E16 N10\$ S10 W16 N10 W12 S43	
FGR=[YR=2020] S23 E20 FOP=[YR=2020] S6 E7 N12 W6 S6 W1\$ E1	
N20 FST=[YR=2020] W6 N3 E6 S3\$ W6 N3 W15\$ E21 S17 E6 S14 E12	
N2 E6 N72\$.	

LAND DESCRIPTION		TOTAL OB/XF															32,160							
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	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							