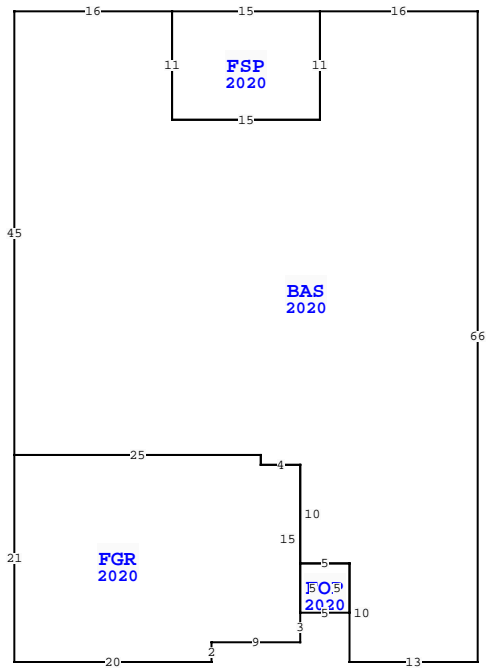


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,679	120.0528	108.35	290,270	2020	2020	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2022 Heated Area: 2282 HX Base Yr													



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	2,282	100	2,282	246,019
FGR	587	55	323	34,822
FOP	25	30	8	863
FSP	165	40	66	7,115
TOTALS	3,059		2,679	288,819

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	758.00	SF	10.00	10.00	100	2020	2020	3	99	7,504	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		
85154 FALL RIVER PKWY, FERNANDINA BEACH					

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,819
TOTAL MARKET OB/XF VALUE		7,504
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,323
SOH/AGL Deduction		0
ASSESSED VALUE		371,323
TOTAL EXEMPTION VALUE	13	371,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		371,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010824	CO ISSUED	0	11/06/2020
20000137	NEW CONSTR	312,874	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1972	12/15/2020	SW	Q	I	01	333,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WEAVER FRISCO DEWAY						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W16 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2020] S21 E20 N2 E9 N3 FOP=[YR=2020] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.

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							