

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 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
BAS	2,266	100	2,266
FGR	618	55	340
FOP	48	30	14
FSP	240	40	96
TOTALS	3,172		2,716

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	120.0528	108.35	294,279	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			292,808
TOTAL MARKET OB/XF VALUE			5,782
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			373,590
SOH/AGL Deduction			273,291
ASSESSED VALUE			100,299
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			50,299
TOTAL JUST VALUE			373,590
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009075	CO ISSUED	0	09/29/2020
2000125	NEW CONSTR	314,132	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1731	10/29/2020	SW	Q	I	02	317,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROBINSON EVELYN FAY						
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 PAVR	0	100	0	584.00	SF	10.00	10.00	100	2020	2020	3	99	5,782	

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

85170 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
BAS=[YR=2020] W13 FSP=[YR=2020] W20 S12 E20 N12 S12 W20 N12  
W16 S46 FGR=[YR=2020] S20 E10 S2 E19 N11 FOP=[YR=2020] E6 N8  
W6 S8 N11 W29 S29 S3 E6 S13 E2 S1 E10 N1 E2 N62 S.

LAND DESCRIPTION												TOTAL OB/XF												
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							