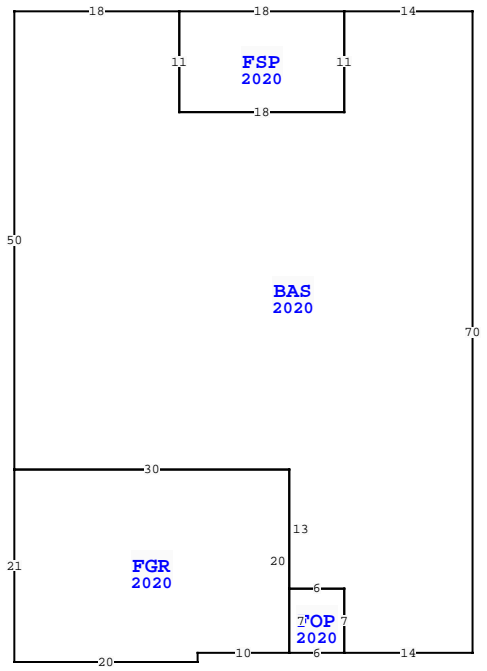


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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		
1		3,093	117.8520	106.36	328,971		2020		0	0.50	99.50		
1 SINGLE FAM - 100% - 2021 Heated Area: 2660 HX Base Yr 2021													



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	2,660	100	2,660	281,503
FGR	620	55	341	36,088
FOP	42	30	13	1,376
FSP	198	40	79	8,360
TOTALS	3,520		3,093	327,326

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			327,326	
TOTAL MARKET OB/XF VALUE			7,900	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			410,226	
SOH/AGL Deduction			74,013	
ASSESSED VALUE			336,213	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			286,213	
TOTAL JUST VALUE			410,226	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			366,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008981	CO ISSUED	0	09/28/2020
20000131	NEW CONSTR	468,256	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0435	10/26/2020	SW	Q	I	01	369,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DOWNNS MICHAEL A & 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	798.00	SF	10.00	10.00	100	2020	2020	3	99	7,900	

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

85190 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W14 FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6 S7\$ N20 W30\$ E30 S13 E6 S7 E14 N70\$.													

LAND DESCRIPTION														TOTAL OB/XF 7,900										
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							