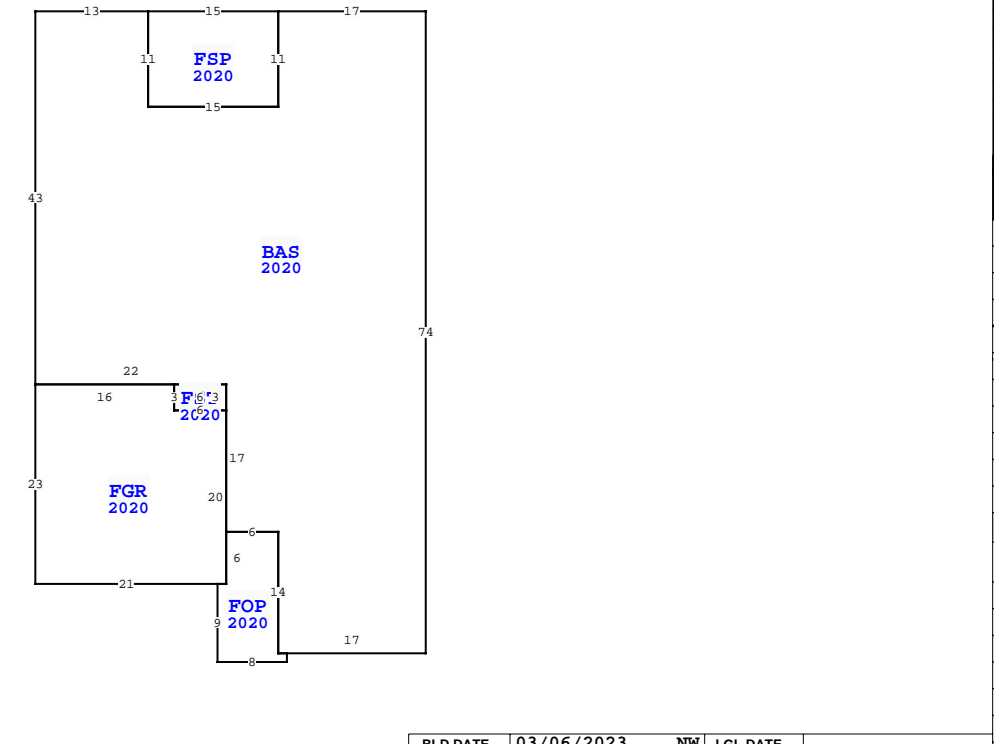




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,773	120.0528	108.35	300,455		2020		2020	0	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	2,399	100	2,399	258,632
FGR	488	55	268	28,893
FOP	100	30	30	3,235
FSP	165	40	66	7,115
FST	18	55	10	1,079
TOTALS	3,170		2,773	298,953

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		298,953
TOTAL MARKET OB/XF VALUE		12,047
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		386,000
SOH/AGL Deduction		29,073
ASSESSED VALUE		356,927
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		356,927
TOTAL JUST VALUE		386,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000129	NEW CONSTR	324,314	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0017	8/28/2020	SW	Q	I	01	337,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SALESBERRY BROOKE M						
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	0	0	834.00	UT	10.00	10.00	100	2020	2020	3	99	8,257	
2	0462	ST/AL FNC	0	0	0	368.00	SF	10.00	10.00	100	2020	2020	3	95	3,496	
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		
85202 FALL RIVER PKWY, FERNANDINA BEACH					
TOTAL OB/XF 12,047					

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W17 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W13 S43 FGR=[YR=2020] S23 E21 FOP=[YR=2020] S9 E8 N1 W1 N14 W6 S6 W1\$ E1 N20 FST=[YR=2020] W6 N3 E6 S3\$ W6 N3 W16 \$ E22 S17 E6 S14 E17 N74\$.													

LAND DESCRIPTION														TOTAL OB/XF 12,047										
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							