

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 Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	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	3,071	100	3,071
FGR	143	55	79
FGR	420	55	231
FOP	95	30	28
FSP	190	40	76
TOTALS	3,919		3,485

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,485	114.0846	102.96	358,816	2020	2020	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2021 Heated Area: 3071 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,022	
TOTAL MARKET OB/XF VALUE		71,354	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		503,376	
SOH/AGL Deduction		92,368	
ASSESSED VALUE		411,008	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		361,008	
TOTAL JUST VALUE		503,376	
NCON VALUE		30,600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016361	ADDITION	10,000	11/23/2021
21003704	SWIM POOL	60,000	06/01/2021
20008367	CO ISSUED	0	09/11/2020
20000137	NEW CONSTR	402,388	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0252	10/16/2020	SW	Q	I	01	436,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BROWN MATTHEW J & S						
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	0			981.00	100	2020	2020	3	99	9,712		
2	0911	SCRN RM A	0	100	0	0			1,032.00	SF	17.50	2021	2021	3	97	17,518	
3	0855	CONC PAVER	0	100	0	0			163.00	SF	10.00	2021	2021	3	100	1,630	
4	0855	CONC PAVER	0	100	0	0			672.00	SF	10.00	2021	2021	3	100	6,720	
5	0861	POOL GUNIT	0	100	0	0			360.00	SF	85.00	2022	2022	3	100	30,600	
6	0462	ST/AL FNC	0	100	0	0			528.00	SF	10.00	2021	2021	3	98	5,174	

BLD DATE		03/06/2023		NW		LGL DATE		06/13/2023		MLU	
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BUILDING NOTES	
85218 FALL RIVER PKWY, FERNANDINA BEACH	

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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							