

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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	2,418	100	2,418
FGR	465	55	256
FOP	78	30	23
FSP	165	40	66
FST	18	55	10
TOTALS	3,144		2,773

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	119.0448	107.44	297,931	2020	2020	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2418 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	296,441		
TOTAL MARKET OB/XF VALUE	7,821		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	379,262		
SOH/AGL Deduction	0		
ASSESSED VALUE	379,262		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	329,262		
TOTAL JUST VALUE	379,262		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	338,149		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000121	NEW CONSTR	323,879	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2524/1423	12/15/2021	WD Q	Q	I	02	459,900
GRANTOR: MEDINA RAFAEL JR & AW						
GRANTEE: MYCHALCZUK MICHAEL						
2397/0689	9/23/2020	SW Q	Q	I	02	340,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MEDINA RAFAEL JR &						

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	790.00	SF	10.00	10.00	100	2020	2020	3	99	7,821	

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

85226 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2020] W17 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W13 S43 FGR=[YR=2020] S23 E20 FOP=[YR=2020] S6 E7 N12 W6 S6 W1\$ E1 N20 FST=[YR=2020] W6 N3 E6 S3\$ W6 N3 W15\$ E21 S17 E6 S14 E12 N2 E6 N72\$.														

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	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							