LOT 11
HAMPTON LAKES PHASE V-A
OR 2409/1745

GRAHAM THARIEN TERRELL
84895 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0011-0000

BUILDING CHARACTERISTICS

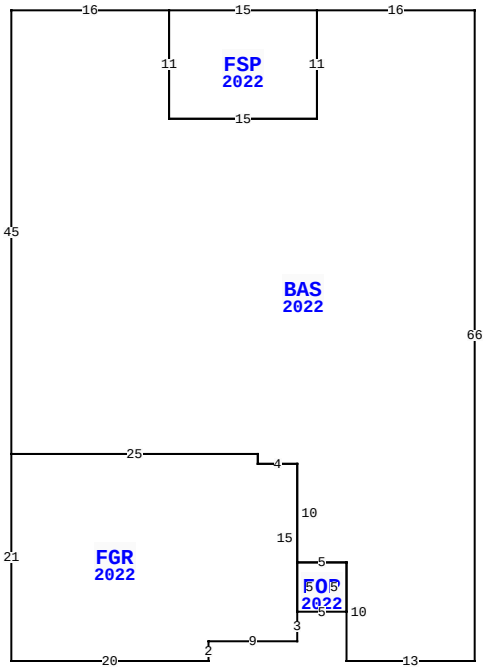
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	251,408
FGR	587	55	323	35,585
FOP	25	30	8	881
FSP	165	40	66	7,271
TOTALS	3,059		2,679	295,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	122.0688	110.17	295,145	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2282 HX Base Yr



84895 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,145
TOTAL MARKET OB/XF VALUE		10,930
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		381,075
SOH/AGL Deduction		0
ASSESSED VALUE		381,075
TOTAL EXEMPTION VALUE	13	381,075
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		381,075
NCON VALUE		306,075
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012383	CO ISSUED	0	08/12/2022
21015103	NEW CONSTR	376,981	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/0146	8/23/2022	SW	Q	I	01	430,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GRAHAM THARIEN TERR						
2546/0346	3/08/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5N5W5S5$ N15 W4 N1 W25$ E25 S1 E4 S10 E5 S10E13 N66$.

EXTRA FEATURES

LN	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	913.00	SF	10.00	10.00	100	2022	2022	3	100	9,130	
2	0855	CONC PAVER	0	100	12	15	180.00	SF	10.00	10.00	100	2022	2022	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 10,930

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/04/2023 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS