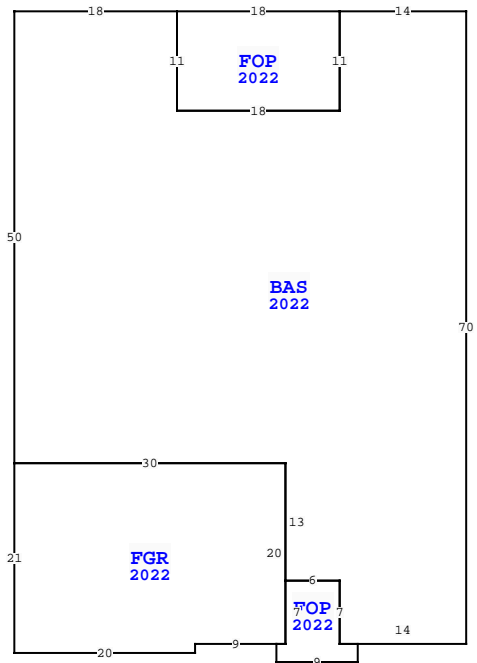


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,078	116.0166	104.70	322,267	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2660 HX Base Yr													



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	278,502
FGR	620	55	341	35,703
FOP	60	30	18	1,885
FOP	198	30	59	6,177
TOTALS	3,538		3,078	322,267

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			322,267	
TOTAL MARKET OB/XF VALUE			9,690	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			406,957	
SOH/AGL Deduction			0	
ASSESSED VALUE			406,957	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			406,957	
TOTAL JUST VALUE			406,957	
NCON VALUE			331,957	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012840	CO ISSUED	0	08/22/2022
21015421	NEW CONSTR	439,081	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/0273	8/23/2022	SW Q	Q	I	01	499,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ARJONA ARMANDO ALBE						
2554/0768	4/08/2022	SW Q	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
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	969.00	SF	10.00	10.00	100	2022	2022	3	100	9,690	

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

BUILDING NOTES	
84871 FALL RIVER PKWY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2022] W14 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.	

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	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							