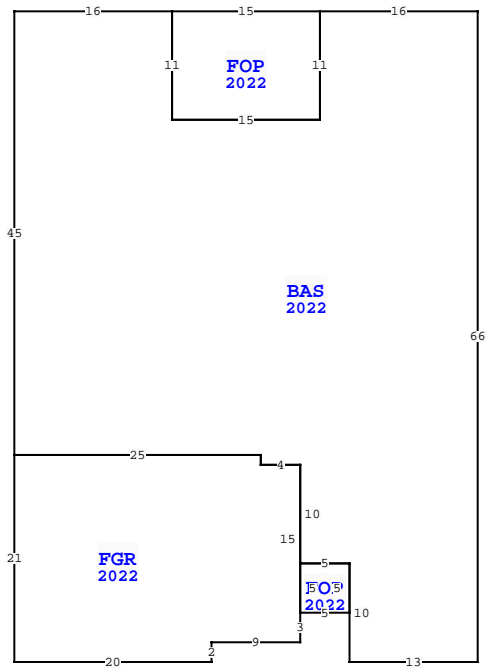




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,282	100	2,282
FGR	587	55	323
FOP	25	30	8
FOP	165	30	50
TOTALS	3,059		2,663

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2023									
				Heated Area: 2282								
				HX Base Yr								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			290,214
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			372,614
SOH/AGL Deduction			0
ASSESSED VALUE			372,614
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			372,614
TOTAL JUST VALUE			372,614
NCON VALUE			297,614
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013847	CO ISSUED	0	09/12/2022
21015588	NEW CONSTR	376,981	11/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0649	9/27/2022	SW Q	Q	I	02	455,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FERRY STEPHEN ANDRE						
2576/1835	7/06/2022	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	
1	0855	CONC PAVER	0	0	0	740.00	SF	10.00	10.00	100	2022	2022	
84815 FALL RIVER PKWY, FERNANDINA BEACH													
										BLD DATE 03/06/2023 NW		LGL DATE 06/13/2023 MLU	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022] W16 FOP=[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 S10 E13 N66\$.			

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								