

LOT 181
HAMPTON LAKES PHASE V-A
OR 2409/1745

ADDUCE MARGARET THERESA/ADDUCE SAMUEL RICHARD
84890 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0181-0000



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 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	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	275,496
FGR	620	55	341	35,317
FOP	60	30	18	1,864
FOP	198	30	59	6,111
TOTALS	3,538		3,078	318,788

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
1	0855	CONC PAVER	0 100	0	0	806.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

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	114.7608	103.57	318,788	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr 2023														
BLD DATE	03/06/2023				NW	LGL DATE	06/13/2023 MLU							
XF DATE						LAND DATE								
INC DATE						AG DATE								

84890 FALL RIVER PKWY, FERNANDINA BEACH														
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NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1
VALUATION BY														STANDARD
Tax Group: 4														Tax Dist:
BUILDING MARKET VALUE														318,788
TOTAL MARKET OB/XF VALUE														8,060
TOTAL LAND VALUE - MARKET														75,000
TOTAL MARKET VALUE														401,848
SOH/AGL Deduction														25,281
ASSESSED VALUE														376,567
TOTAL EXEMPTION VALUE														50,000
BASE TAXABLE VALUE														326,567
TOTAL JUST VALUE														401,848
NCON VALUE														326,848
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013029	CO ISSUED	0	08/24/2022
21015434	NEW CONSTR	385,461	11/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2587/1506	8/26/2022	SW	Q	I	01	471,900	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: ADDUCE MARGARET T &							
2578/0930	6/07/2022	SW	Q	V	05	308,000	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.														