

LOT 183
HAMPTON LAKES PHASE V-A
OR 2409/1745

WATSON JAMES WILLIAM/RUTSEY CATHLEEN GRACE
84906 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0183-0000



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
FSP	198	40	79	8,182
TOTALS	3,538		3,098	320,860

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	846.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	114.7608	103.57	320,860	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr 2023											
84906 FALL RIVER PKWY, FERNANDINA BEACH											

TOTAL OB/XF											
8,460											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 320,860											
TOTAL MARKET OB/XF VALUE 8,460											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 404,320											
SOH/AGL Deduction 0											
ASSESSED VALUE 404,320											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 354,320											
TOTAL JUST VALUE 404,320											
NCON VALUE 329,320											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 65,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013297	CO ISSUED	0	08/30/2022
21006489	NEW CONSTR	385,820	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0052	9/02/2022	SW	Q	I	01	466,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WATSON JAMES WILLIA						
2538/0636	2/07/2022	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 FSP=[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\$.											