

LOT 186
HAMPTON LAKES PHASE V-A
OR 2409/1745

GATES WILLIAM III
84930 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0186-0000



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 PAVR	0 100	0	0	1,027.00	SF	10.00	10.00	100	2022
2	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	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											
84930 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE											
INC DATE											
AG DATE											

TOTAL OB/XF											
17,410											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,860	
TOTAL MARKET OB/XF VALUE		17,410	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		413,270	
SOH/AGL Deduction		0	
ASSESSED VALUE		413,270	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		358,270	
TOTAL JUST VALUE		413,270	
NCON VALUE		338,270	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008617	CO ISSUED	0	06/29/2022
21006817	NEW CONSTR	385,461	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2578/0509	6/30/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					SALE PRICE 437,000
GRANTEE: GATES RICHARD WILLI					
2528/0015	1/07/2022	SW	Q	V	05
GRANTOR: AG ESSENTIAL HOUSING					308,000
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W14 FSP=[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 \$.											