

LOT 187
HAMPTON LAKES PHASE V-A
OR 2409/1745

CLAPPER LOIS L & LUTHER E
84938 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0187-0000



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	2,282	100	2,282	248,692
FGR	587	55	323	35,201
FOP	25	30	8	872
FOP	165	30	50	5,449
TOTALS	3,059		2,663	290,214

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	1,017.00	SF	10.00	10.00	100	2022
2	0462	ST/AL FNC	0 100	0	0	696.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0 100	0	0	2.00	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	2,663	120.7584	108.98	290,214	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2282 HX Base Yr 2023											
84938 FALL RIVER PKWY, FERNANDINA BEACH											

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

TOTAL OB/XF											
17,730											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,214	
TOTAL MARKET OB/XF VALUE		17,730	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		382,944	
SOH/AGL Deduction		0	
ASSESSED VALUE		382,944	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		332,944	
TOTAL JUST VALUE		382,944	
NCON VALUE		307,944	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011039	CO ISSUED	0	07/20/2022
21004797	NEW CONSTR	330,894	05/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2580/0455	7/21/2022	SW	Q	I	02
GRANTOR: LENNAR HOMES LLC					
GRANTEE: CLAPPER LOIS L & LU					
2528/0015	1/07/2022	SW	Q	V	05
GRANTOR: AG ESSENTIAL HOUSING					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W16 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5W5S5\$ N5 E5 N10 E4 N1 E25 N45\$.											