

LOT 1
HAMPTON LAKES PHASE IV-B
OR 2320/460

GILMORE BRIAN M & TERRIE L W
85262 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0001-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100

Quality	03	Quality Level 03
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	2,863	100	2,863	395,438
FGR	662	55	364	50,276
FOP	39	30	12	1,657
FOP	190	30	57	7,873
PTO	316	5	16	2,210
TOTALS	4,070		3,312	457,453

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	1,056.00	SF	10.00	10.00	100	2023
2	0912	SCRN RM G	0	100	20	300.00	SF	20.00	20.00	100	2024

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	110.4920	138.12	457,453	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2863 HX Base Yr 2024											
85262 FALL RIVER PKWY, FERNANDINA BEACH											

TOTAL OB/XF											
16,560											

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16,560											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			457,453
TOTAL MARKET OB/XF VALUE			16,560
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			549,013
SOH/AGL Deduction			0
ASSESSED VALUE			549,013
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			499,013
TOTAL JUST VALUE			549,013
NCON VALUE			18,770
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011257	SCRN ENCL	27,000	09/05/2023
230003068	CO		03/08/2023
22004374	NEW CONSTR	470,954	03/21/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2625/0246	3/09/2023	SW	Q	I	02	612,700	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: GILMORE BRIAN M & T							
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
BAS=[YR=2023;ORIG=90,0] W31 S10 W19 S68 E15 N2 N7 E5 N19 E11 S2 E19 N52 \$											
FGR=[YR=2023;ORIG=60,50] E11 S2 E19 S22 W20 N2 W9 W1 N3 N19 \$											
FOP=[YR=2023;ORIG=40,0] E19 S10 W19 N10 \$											
FOP=[YR=2023;ORIG=55,69] E5 S3 E1 S4 W6 N7 \$											
PTO=[YR=2024;ORIG=40,0] E19 E1 N6 E4 N4 W4 N5 W20 S15 \$											