

LOT 6
HAMPTON LAKES PHASE IV-B
OR 2320/460

POTTER MARCIA ALYSE & KEVIN W
85302 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0006-0000



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,568	100	2,568	360,290
FGR	1,339	55	736	103,261
FOP	35	30	10	1,403
FOP	242	30	73	10,242

TOTALS	4,184		3,387	475,196
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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	1,356.00	SF	10.00	10.00	100	2022
2	0861	POOL GUNIT	0 100	0	0	338.00	SF	85.00	85.00	100	2024
3	0855	CONC PAVER	0 100	0	0	800.00	SF	10.00	10.00	100	2024
4	0462	ST/AL FNC	0 100	0	0	600.00	SF	10.00	10.00	100	2024
5	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	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	3,387	112.2400	140.30	475,196	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2568 HX Base Yr											
85302 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

TOTAL OB/XF											
57,190											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		475,196	
TOTAL MARKET OB/XF VALUE		57,190	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		607,386	
SOH/AGL Deduction		7,578	
ASSESSED VALUE		599,808	
TOTAL EXEMPTION VALUE		13	599,808
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		607,386	
NCON VALUE		43,630	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		539,979	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008578	POOL	73,875	07/05/2023
22018940	CO ISSUED	0	12/30/2022
22002301	NEW CONSTR	471,011	02/10/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2612/1360	12/30/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: POTTER MARCIA ALYSA					
2464/0053	5/21/2021	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W10 FOP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W16 S26 FGR=[YR=2022] W15 S45 E15 S4 E22 N3 FOP=[YR=2022] E7 N5 W7 S5\$ N19 W10 N15 W12 N12 \$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80\$.											