

LOT 7
HAMPTON LAKES PHASE IV-B
OR 2320/460

COMBS KENNETH RAY & CHERYL LYNN
85310 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,187	100	3,187	417,688
FGR	1,113	55	612	80,209
FOP	49	30	15	1,966
FSP	189	40	76	9,961
TOTALS	4,538		3,890	509,823

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	0	0	1,472.00	SF	10.00	10.00	100	2023

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	0		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
0900	01	3,890	104.8500	131.06	509,823	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 3187 HX Base Yr											
85310 FALL RIVER PKWY, FERNANDINA BEACH											

TOTAL OB/XF											
14,720											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		509,823	
TOTAL MARKET OB/XF VALUE		14,720	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		599,543	
SOH/AGL Deduction		0	
ASSESSED VALUE		599,543	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		599,543	
TOTAL JUST VALUE		599,543	
NCON VALUE		524,543	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003910	POOL SCREEN ENCLD	11,880	04/05/2024
SP230016460	PRIVATE PROVIDER	116,175	12/28/2023
230006820			05/24/2023
21002722	NEW CONSTR	456,268	03/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/1085	5/31/2023	SW	Q	I	01	696,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: COMBS KENNETH RAY &							
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=90,-10] W24 S9 W21 N9 W15 S29 E15 S23 E6 S2 E15 S13 E7 S7 S6 E12 N2 E5 N78 \$											
FSP=[YR=2023;ORIG=45,-10] E21 S9 W21 N9 \$											
FGR=[YR=2023;ORIG=30,19] E15 S23 E6 S2 E15 S13 S7 S1 W21 N2 W15 N44 \$											
FOP=[YR=2023;ORIG=66,57] E7 S7 W7 N7 \$											