

LOT 8
HAMPTON LAKES PHASE IV-B
OR 2320/460

MULCAHY THOMAS M & STUTENROTH JOINT REVOCABLE TRUS
85318 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0008-0000



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	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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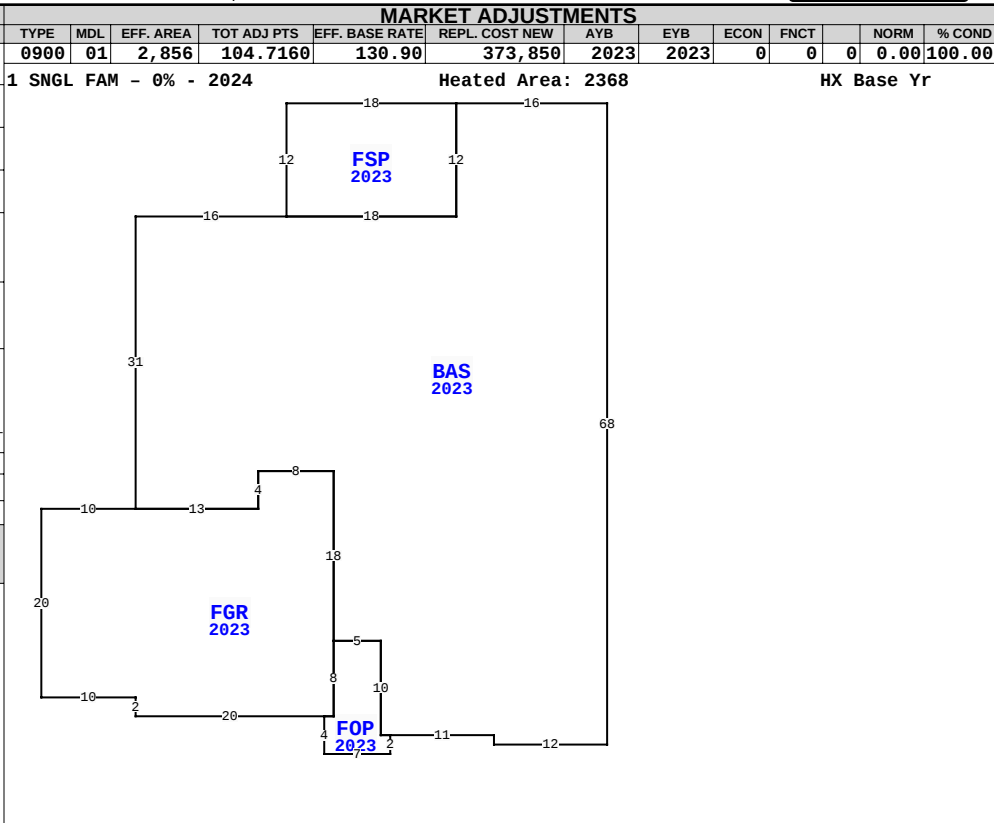
NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	2,368	309,971
FGR	694	55	382	50,004
FOP	66	30	20	2,618
FSP	216	40	86	11,257

TOTALS	3,344		2,856	373,850
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	1,260.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00



85318 FALL RIVER PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	1,260.00	SF	10.00	10.00	100	2023	2023		100	12,600	

TOTAL OB/XF										12,600						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										373,850				
TOTAL MARKET OB/XF VALUE										12,600				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										461,450				
SOH/AGL Deduction										0				
ASSESSED VALUE										461,450				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										461,450				
TOTAL JUST VALUE										461,450				
NCON VALUE										386,450				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006682			05/22/2023
21015750	NEW CONSTR	403,279	11/15/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2723/252	7/03/2024	WD	U	I	11		100
GRANTOR: MULACHY THOMAS MICHAEL							
GRANTEE: MULCAHY THOMAS M &							
2643/287	5/23/2023	SW	Q	I	02		580,000
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: MULACHY THOMAS MICH							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=100,0] W16 S12 W18 W16 S31 E13 N4 E8 S18 E5 S10 E1 E11 S1 E12 N68 \$									
FSP=[YR=2023;ORIG=66,0] E18 S12 W18 N12 \$									
FGR=[YR=2023;ORIG=40,43] E10 E13 N4 E8 S18 S8 W1 W20 N2 W10 N20 \$									
FOP=[YR=2023;ORIG=71,57] E5 S10 E1 S2 W7 N4 E1 N8 \$									