

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 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
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,635	99.3600	124.20	451,467	2021	2021	0	0	0.50	99.50	

1 SNGL FAM - 100% - 2022 Heated Area: 2770 HX Base Yr 2022

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		449,210	
TOTAL MARKET OB/XF VALUE		5,354	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		529,564	
SOH/AGL Deduction		113,359	
ASSESSED VALUE		416,205	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		366,205	
TOTAL JUST VALUE		529,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		509,302	

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	2,770	100	2,770	342,314
FGR	1,095	55	602	74,394
FOP	42	30	13	1,607
FSP	624	40	250	30,895
TOTALS	4,531		3,635	449,210

85350 FALL RIVER PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	0	1,352.00	SF	4.00	4.00	100	2021	2021	3	99	5,354	

TOTAL OB/XF												
5,354												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008138	NEW CONSTR	408,328	09/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1080	8/06/2021	SW Q	Q	I	01	492,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH JEFFREY R & R						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2021] W24 FSP=[YR=2021] W36 S29 FGR=[YR=2021] S44 E15 S2 E21 N2 FOP=[YR=2021] E7 N6 W7 S6§ N18 W16 N3 W5 N23 W15§ E15 N20 E21 N9§ S9 W21 S43 E5 S3 E16 S12 E7 S13 E12 N2 E5 N78§.												