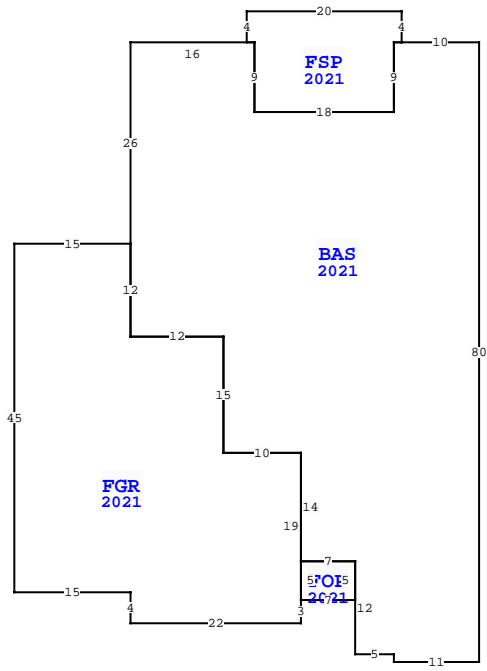


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,568	100	2,568
FGR	1,339	55	736
FOP	35	30	10
FSP	242	40	97
TOTALS	4,184		3,411
			430,896

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	101.5680	126.96	433,061	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 2568 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			430,896
TOTAL MARKET OB/XF VALUE			5,461
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			511,357
SOH/AGL Deduction			191,779
ASSESSED VALUE			319,578
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			269,578
TOTAL JUST VALUE			511,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003345	CO ISSUED	0	03/19/2021
20009701	NEW CONSTR	387,190	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0219	3/19/2021	SW Q	Q	I	02	447,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FELGEMACHER CARL &						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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	0		4.00	4.00	100	2021	2021	3	99	5,461	

85366 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BAS=[YR=2021] W10 FSP=[YR=2021] N4 W20 S4 E1 S9 E18 N9 E1 S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5 S N19 W10 N15 W12 N12 S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80 S.	

LAND DESCRIPTION		TOTAL OB/XF																						
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							