LOT 18
HAMPTON LAKES PHASE IV-A
OR 2343/796

DAVIS PHYLLIS ANN
85398 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

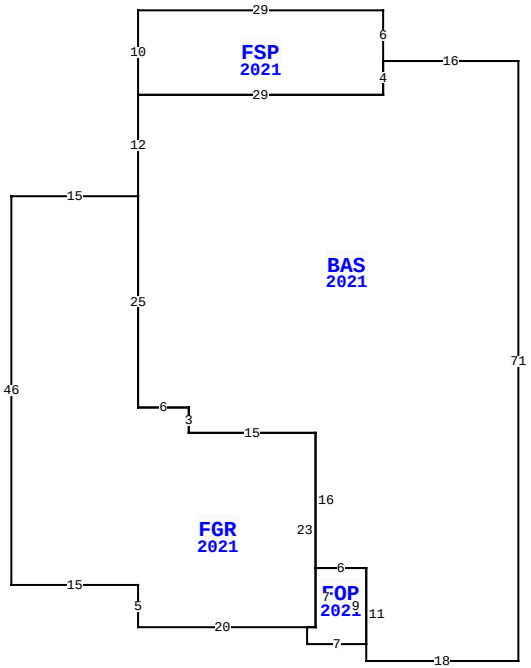
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,428	100	2,428	344,502
FGR	1,191	55	655	92,936
FOP	56	30	17	2,412
FSP	290	40	116	16,459
TOTALS	3,965		3,216	456,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,216	114.0800	142.60	458,602	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2428 HX Base Yr 2022



85398 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		456,309
TOTAL MARKET OB/XF VALUE		7,181
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		538,490
SOH/AGL Deduction		106,181
ASSESSED VALUE		432,309
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,309
TOTAL JUST VALUE		538,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010775	NEW CONSTR	363,904	11/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1460	4/29/2021	SW	Q	I	01	424,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAVIS PHYLLIS ANN						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] N6 W29 S10 E29 N4$ S4 W29 S12 FGR=[YR=2021] W15 S46 E15 S5 E20 FOP=[YR=2021] S2 E7 N9 W6 S7 W1$ E1 N23 W15 N3 W6 N25$ S25 E6 S3 E15 S16 E6 S11 E18 N71$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	1,395.00	SF	5.20	5.20	100	2021	2021	3	99	7,181	

LAND DESCRIPTION

TOTAL OB/XF 7,181

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/19/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS