LOT 23
HAMPTON LAKES PHASE IV-A
OR 2343/796

FRARACCIO LEO D & JOANNE
6772 HOULTON CIR
LAKE WORTH, FL 33467

2024

13-2N-27-0723-0023-0000

BUILDING CHARACTERISTICS

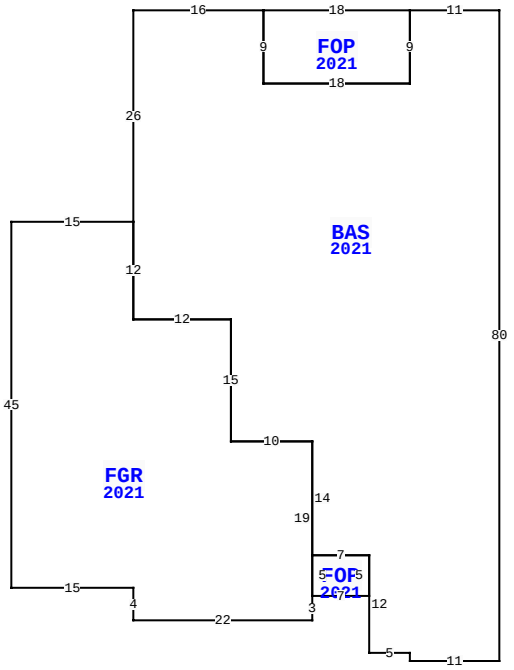
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	347,042
FGR	1,339	55	736	99,464
FOP	35	30	10	1,351
FOP	162	30	49	6,622
TOTALS	4,104		3,363	454,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,363	108.6520	135.82	456,763	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 2568 HX Base Yr



85438 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	454,479
TOTAL MARKET OB/XF VALUE	7,315
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	661,794
SOH/AGL Deduction	118,678
ASSESSED VALUE	543,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543,116
TOTAL JUST VALUE	661,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012831	NEW CONSTR	289,207	12/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1463	12/13/2021	SW	Q	I	02	422,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FRARACCIO LEO D & J						
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] W11 FOP=[YR=2021] W18 S9 E18 N9$ S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5$ N19 W10 N15 W12 N12$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80$.

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	0	0	0	1,421.00	SF	5.20	5.20	100	2021	2021	3	99	7,315	

LAND DESCRIPTION

TOTAL OB/XF 7,315

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 10/19/2021 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS