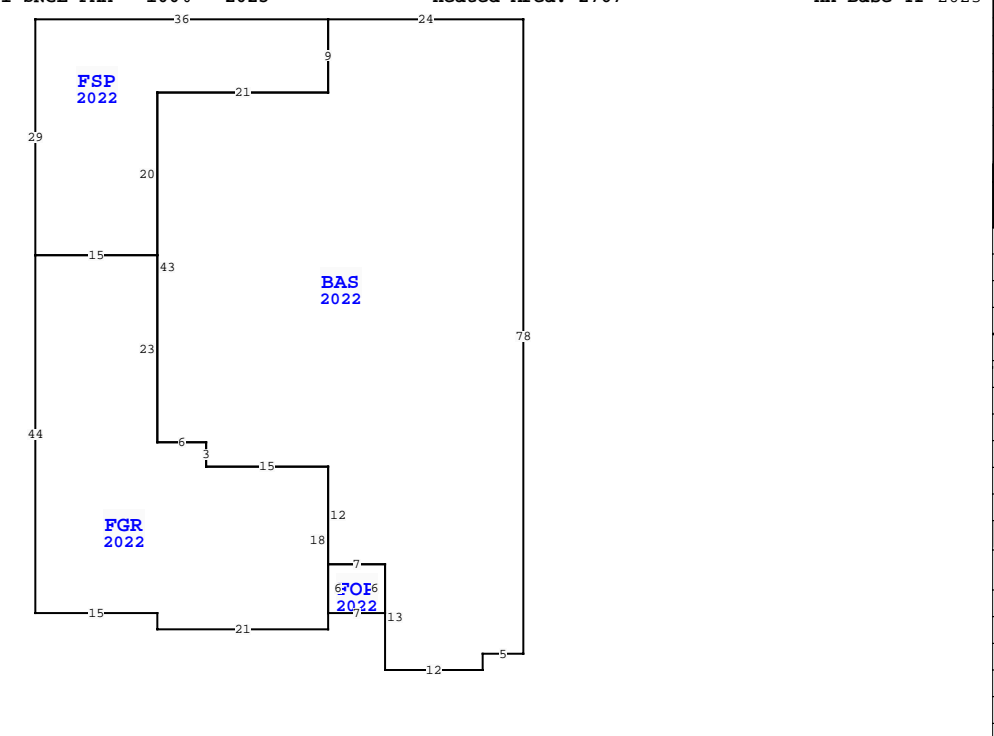


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	3,634	107.1900	133.99	486,920	2022	2022	0	0	0.00	100.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			486,920
TOTAL MARKET OB/XF VALUE			83,230
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			820,150
SOH/AGL Deduction			157,038
ASSESSED VALUE			663,112
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			613,112
TOTAL JUST VALUE			820,150
NCON VALUE			68,790
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			577,012



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
BAS	2,767	100
FGR	1,098	55
FOP	42	30
FSP	624	40
TOTALS	4,531	3,634
		486,920

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	0855	CONC PAVER	0	100	0	1,444.00	SF	10.00	10.00	100	2022	2022	3	100	14,440	
2	0912	SCRN RM G	1	100	0	1,200.00	SF	20.00	20.00	100	2024	2023		100	24,000	
3	0861	POOL GUNIT	1	100	0	434.00	SF	85.00	85.00	100	2024	2023		100	36,890	
4	0855	CONC PAVER	1	100	0	790.00	SF	10.00	10.00	100	2024	2023		100	7,900	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024
INC DATE		AG DATE	MLU
85462 FALL RIVER PKWY, FERNANDINA BEACH			
TOTAL OB/XF 83,230			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013255	ADDITION	10,980	08/29/2022
22007804	SWIM POOL	102,450	05/19/2022
22002577	CO ISSUED	0	03/25/2022
21002527	NEW CONSTR	434,828	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0505	3/25/2022	SW Q	Q	I	02	566,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CONNELL DAVID C & K						
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=2022] W24 FSP=[YR=2022] W36 S29 FGR=[YR=2022] S44 E15 S2 E21 N2 FOP=[YR=2022] E7 N6 W7 S6\$ N18 W15 N3 W6 N23 W15\$ E15 N20 E21 N9\$ S9 W21 S43 E6 S3 E15 S12 E7 S13 E12 N2 E5 N78\$.	

LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	200,000.00	250,000.00	250,000							