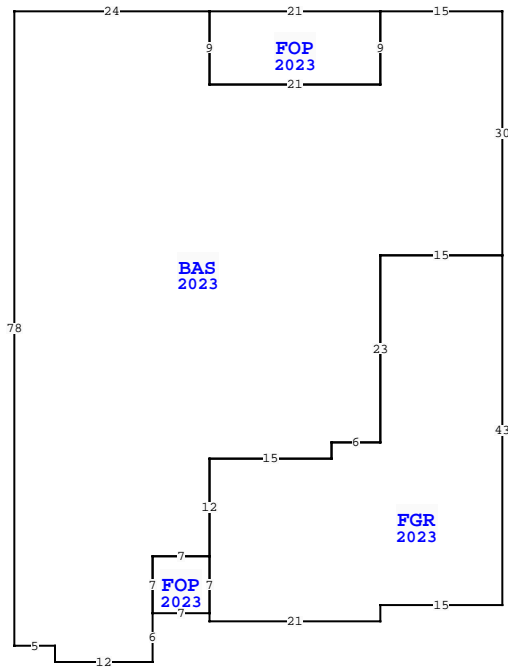


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	3,223	100	3,223
FGR	1,077	55	592
FOP	49	30	15
FOP	189	30	57
TOTALS	4,538		3,887
			487,119

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,887	100.2600	125.32	487,119	2023	2023	0	0	0	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 3223 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			487,119
TOTAL MARKET OB/XF VALUE			12,280
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			699,399
SOH/AGL Deduction			0
ASSESSED VALUE			699,399
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			699,399
TOTAL JUST VALUE			699,399
NCON VALUE			499,399
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005811			05/05/2023
22002299	NEW CONSTR	548,862	02/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1730	5/10/2023	SW Q	Q	I	01	772,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SCHROTT DAVID & CHR						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
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	0855	CONC PAVER	0	0	1,228.00	SF	10.00	10.00	100	2023	2023		100	12,280	

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

85478 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=90,0] W15 S9 W21 N9 W24 S78 E5 S2 E12 N6 N7 E7 N12 E15 N2 E6 N23 E15 N30 \$									
FOP=[YR=2023;ORIG=54,0] E21 S9 W21 N9 \$									
FGR=[YR=2023;ORIG=75,30] E15 S43 W15 S2 W21 N1 N7 N12 E15 N2 E6 N23 \$									
FOP=[YR=2023;ORIG=47,67] E7 S7 W7 N7 \$									

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	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							