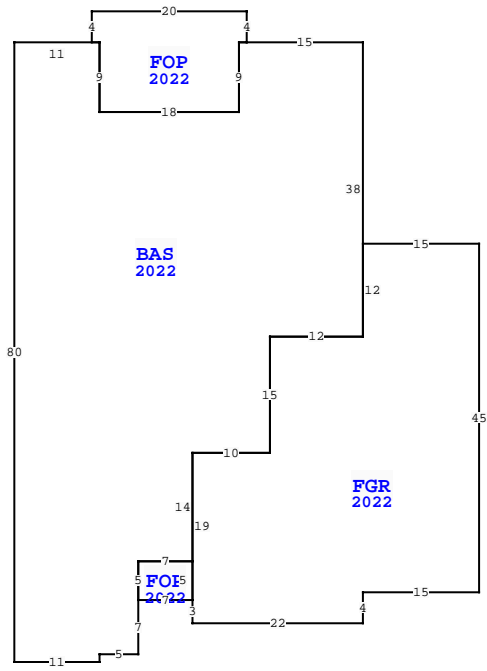


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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
FOP	242	30	73
TOTALS	4,184		3,387

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,387	102.1200	127.65	432,351	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2568	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			432,351
TOTAL MARKET OB/XF VALUE			6,781
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			514,132
SOH/AGL Deduction			6,834
ASSESSED VALUE			507,298
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			457,298
TOTAL JUST VALUE			514,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			492,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015025	CO ISSUED	0	10/07/2022
21006913	NEW CONSTR	412,534	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2598/0330	10/14/2022	SW Q	Q I	01	626,400	
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CARLINO JOSEPH J &						
2464/0053	5/21/2021	SW 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	0811	CONCRETE B	0	100	0	1,304.00	SF	5.20	5.20	100	2022	2022	3	100	6,781	

85558 FALL RIVER PKWY, FERNANDINA BEACH, FL 32034

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W15 FOP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2022] E7 FGR=[YR=2022] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19\$ N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N38\$.	

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	DPH 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							