LOT 40
HAMPTON LAKES PHASE IV-A
OR 2343/796

KRANZ RICHARD ALLEN & JUNE MARIE
85574 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0040-0000

BUILDING CHARACTERISTICS

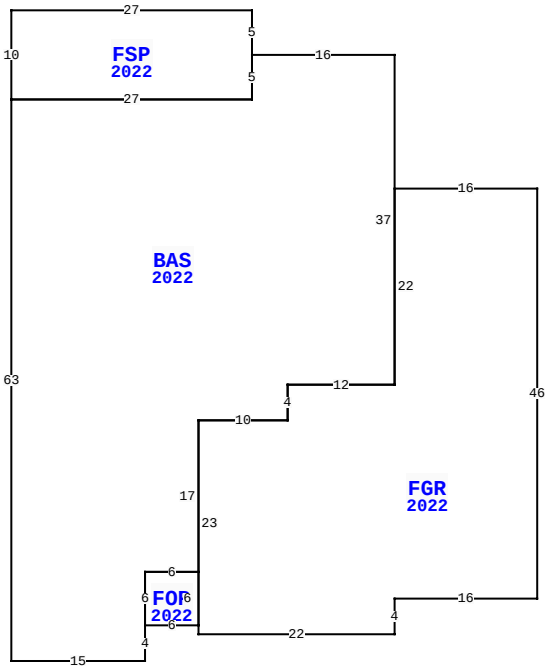
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,087	100	2,087	275,630
FGR	1,312	55	722	95,355
FOP	36	30	11	1,453
FSP	270	40	108	14,264
TOTALS	3,705		2,928	386,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,928	105.6560	132.07	386,701	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2087 HX Base Yr 2023



85574 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	386,701
TOTAL MARKET OB/XF VALUE	15,201
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	476,902
SOH/AGL Deduction	5,421
ASSESSED VALUE	471,481
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	421,481
TOTAL JUST VALUE	476,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017383	CO ISSUED	0	11/23/2022
21007692	NEW CONSTR	351,625	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0529	11/23/2022	SW	Q	I	01	586,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KRANZ RICHARD ALLEN						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] N5 W27 S10 E27 N5$ S5 W27 S63 E15 N4 FOP=[YR=2022] E6 FGR=[YR=2022] S1 E22 N4 E16 N46 W16 S22 W12 S4 W10 S23 $ N6 W6 S6$ N6 E6 N17 E10 N4 E12 N37$.

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	1,241.00	SF	5.20	5.20	100	2022	2022	3	100	6,453	
2	0462	ST/AL FNC	0	100	0	0	832.00	SF	10.00	10.00	100	2022	2022	3	98	8,154	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 15,201

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 02/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS