

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 Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,778	106.5600	133.20	370,030	2022	2022	0	0	0.00	100.00	

1 SNGL FAM - 100% - 2023 Heated Area: 2241 HX Base Yr 2023

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			370,030
TOTAL MARKET OB/XF VALUE			7,060
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			452,090
SOH/AGL Deduction			5,494
ASSESSED VALUE			446,596
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			396,596
TOTAL JUST VALUE			452,090
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			433,588

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	2,241	100
FGR	826	55
FOP	37	30
FOP	240	30
TOTALS	3,344	2,778

85582 FALL RIVER PKWY, FERNANDINA BEACH, FL 32034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012768	CO ISSUED	0	08/19/2022
21007176	NEW CONSTR	339,889	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/240	4/02/2024	WD Q	Q	I	01	620,000
GRANTOR: GAMBA PATRICIA A & FR						
GRANTEE: CANNON LINDA J & RU						
2586/0246	8/22/2022	SW Q	Q	I	01	533,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GAMBA PATRICIA A &						

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 PAVR	0	100	0	0	706.00	SF 10.00	10.00	100	2022	2022	3	100	7,060	

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	
			06/13/2023 MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2022] W15 BAS=[YR=2022] W25 S44 FGR=[YR=2022] S10 W10 S21 E10 S2 E20 FOP=[YR=2022] S2 E6 N7 W5 S5 W1\$ E1 N22 W7 N11 W14\$ E14 S11 E7 S17 E5 S8 E14 N64 W15 N16\$ S16 E15 N16\$.	

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	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							