LOT 73
HAMPTON LAKES PHASE IV-A
OR 2343/796

MCCALLUM MICHAEL W & PAMELA J
85614 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0073-0000

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	11	CLAY TILE 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
Quality	03	Quality Level 03

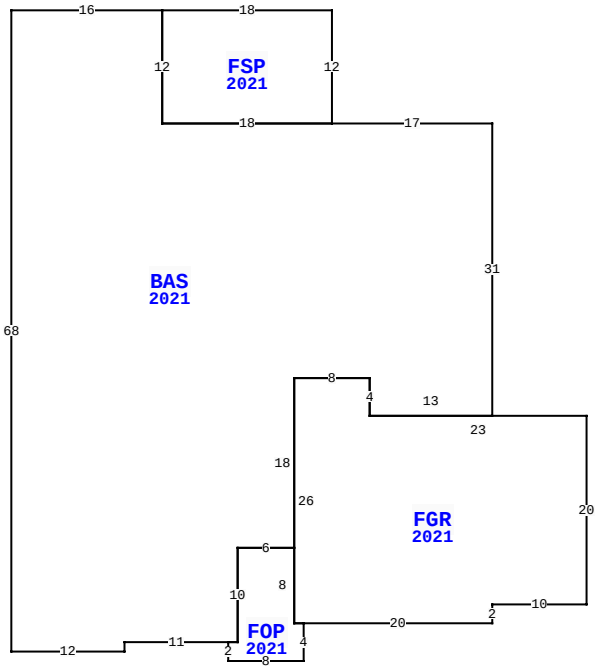
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100	2,413	341,365
FGR	694	55	382	54,041
FOP	78	30	23	3,254
FSP	216	40	86	12,166
TOTALS	3,401		2,904	410,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,904	113.7400	142.18	412,891	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 2413 HX Base Yr



85614 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	410,827
TOTAL MARKET OB/XF VALUE	5,683
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	491,510
SOH/AGL Deduction	31,839
ASSESSED VALUE	459,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,671
TOTAL JUST VALUE	491,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000048	NEW CONSTR	335,335	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2495/1540	9/02/2021	SW	Q	I	01	447,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCCALLUM MICHAEL W						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] N12 W18 S12 E18$ W18 N12 W16 S68 E12 N1 E11 FOP=[YR=2021] S2 E8 N4 FGR=[YR=2021] E20 N2 E10 N20 W23 N4 W8 S26 E1$ W1 N8 W6 S10 W1$ E1 N10 E6 N18 E8 S4 E13 N31$.

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	0	0	0	1,104.00	SF	5.20	5.20	100	2021	2021	3	99	5,683	

LAND DESCRIPTION

TOTAL OB/XF 5,683

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/03/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS