

LOT 82
HAMPTON LAKES PHASE IV-B
OR 2320/460

BRAITHWAITE CONSTANCE MARIE
85289 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0082-0000



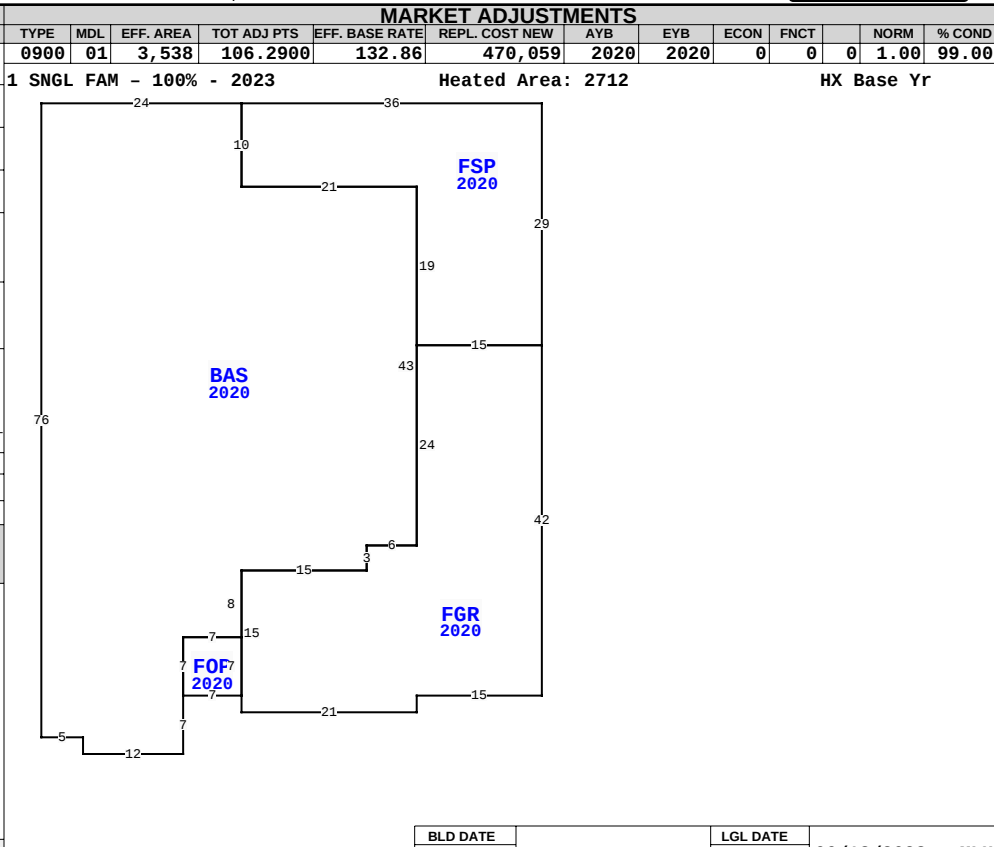
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,712	100	2,712	356,713
FGR	1,005	55	553	72,737
FOP	49	30	15	1,973
FSP	645	40	258	33,935
TOTALS	4,411		3,538	465,358

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
1	0855	CONC PAVER	0 100	0	0	504.00	SF	10.00	10.00	100	2020	2020	3
2	0462	ST/AL FNC	0 100	0	0	144.00	SF	10.00	10.00	100	2020	2020	3

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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



85289 FALL RIVER PKWY, FERNANDINA BEACH													
BLD DATE 06/13/2023 MLU													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

TOTAL OB/XF													
6,329													
UNIT PRICE 75,000.00													
ADJ UNIT PRICE 75,000.00													
LAND VALUE 75,000													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 4													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 465,358													
TOTAL MARKET OB/XF VALUE 6,329													
TOTAL LAND VALUE - MARKET 75,000													
TOTAL MARKET VALUE 546,687													
SOH/AGL Deduction 5,225													
ASSESSED VALUE 541,462													
TOTAL EXEMPTION VALUE 13 541,462													
BASE TAXABLE VALUE 0													
TOTAL JUST VALUE 546,687													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 525,691													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010590	CO ISSUED	0	07/12/2022
19009814	NEW CONSTR	406,141	12/03/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2719/652	6/03/2024	WD	Q	I	01	700,000	
GRANTOR: SPOONER BRIAN J & SHE							
GRANTEE: BRAITHWAITE CONSTAN							
2596/0293	9/28/2022	SW	Q	I	01	715,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: SPOONER BRIAN J & S							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
FSP=[YR=2020] W36 BAS=[YR=2020] W24 S76 E5 S2 E12 N7													
FOP=[YR=2020] E7 FGR=[YR=2020] S2 E21 N2 E15 N42 W15 S24 W6													
S3 W15 S15\$ N7 W7 S7\$ N7 E7 N8 E15 N3 E6 N43 W21 N10\$ S10 E21													
S19 E15 N29\$.													