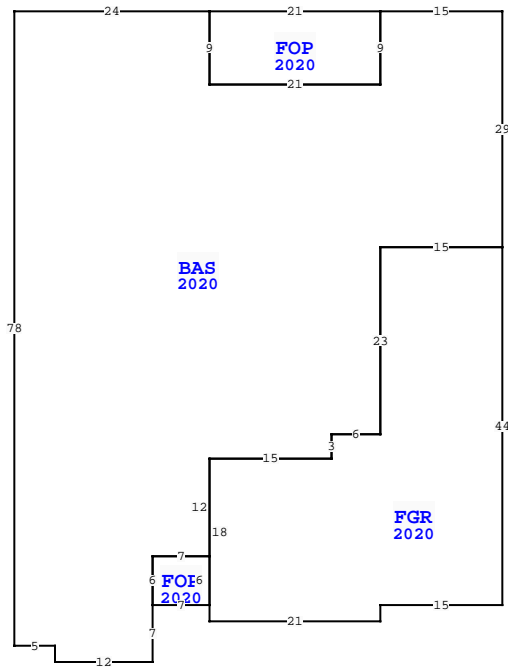


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	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	3,202	100	3,202
FGR	1,098	55	604
FOP	42	30	13
FOP	189	30	57
TOTALS	4,531		3,876
			530,997

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,876	110.7000	138.38	536,361	2020	2020	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2021 Heated Area: 3202 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			530,997
TOTAL MARKET OB/XF VALUE			69,998
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			675,995
SOH/AGL Deduction			325,496
ASSESSED VALUE			350,499
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			300,499
TOTAL JUST VALUE			675,995
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			654,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014324	ADDITION	41,317	10/18/2021
21001407	SWIM POOL	75,000	06/01/2021
20011567	CO ISSUED	0	11/23/2020
20005021	NEW CONSTR	451,828	07/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2413/0929	11/23/2020	SW Q	Q	I	01	439,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KERSTEN GAYLE ANN &						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
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	0		5.20	5.20	100	2020	2020	3	99	6,311	
2	0911	SCRN RM A	0	100	0	0		17.50	17.50	100	2021	2021	3	93	19,335	
3	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2021	2021	3	95	37,145	
4	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	99	7,207	

TOTAL OB/XF													69,998				
85369 FALL RIVER PKWY, FERNANDINA BEACH																	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2020] W15 FOP=[YR=2020] W21 S9 E21 N9\$ S9 W21 N9 W24 S78 E5 S2 E12 N7 FOP=[YR=2020] E7 FGR=[YR=2020] S2 E21 N2 E15 N44 W15 S23 W6 S3 W15 S18\$ N6 W7 S6\$ N6 E7 N12 E15 N3 E6 N23 E15 N29\$.												

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								