

LOT 91
HAMPTON LAKES PHASE IV-A
OR 2343/796

MAJOR ERIC TERRELL & GLENDORIA
85417 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0091-0000



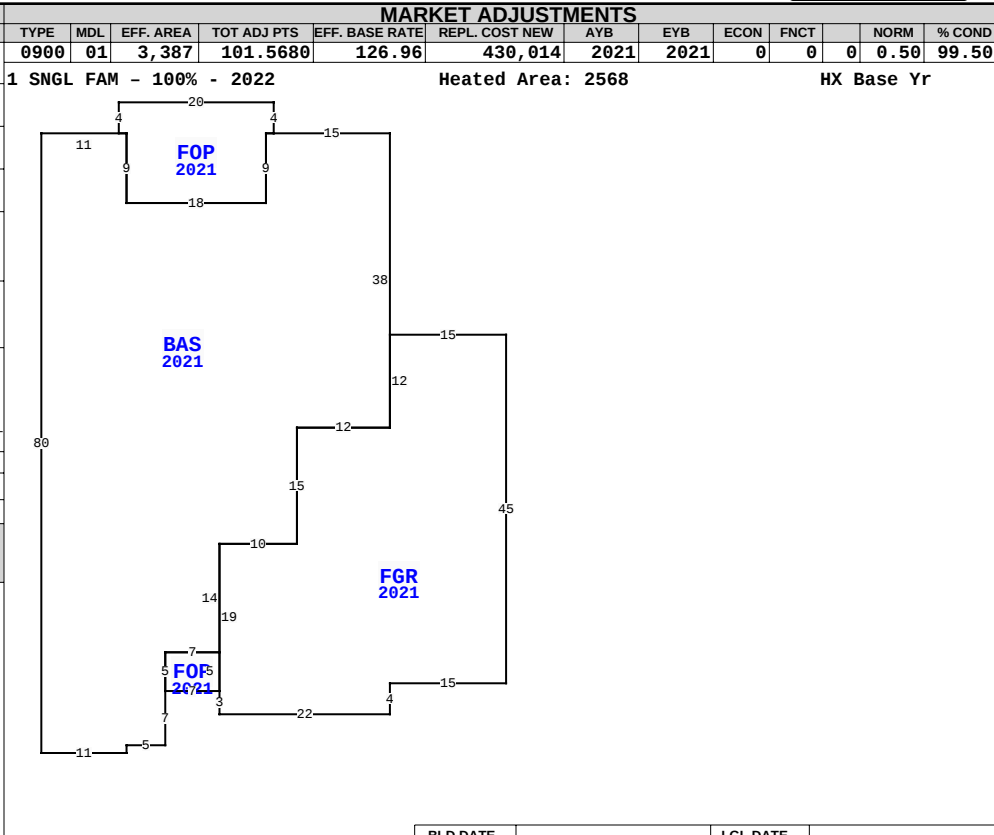
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,568	100	2,568	324,403
FGR	1,339	55	736	92,976
FOP	35	30	10	1,264
FOP	242	30	73	9,222

TOTALS	4,184		3,387	427,864
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,457.00	SF	10.00	10.00



85417 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		427,864	
TOTAL MARKET OB/XF VALUE		14,424	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		517,288	
SOH/AGL Deduction		4,270	
ASSESSED VALUE		513,018	
TOTAL EXEMPTION VALUE		13	513,018
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		517,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		498,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016522	CO ISSUED	0	11/30/2021
21003998	NEW CONSTR	412,534	04/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2519/1303	11/30/2021	SW	Q	I	02	460,200	
GRANTOR:RICHMOND AMERICAN HOM							
GRANTEE:MAJOR ERIC TERRELL							
2373/0856	7/02/2020	SW	Q	V	05	3,194,300	
GRANTOR:AW VENTURE II LLC							
GRANTEE:RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2021] E7 FGR=[YR=2021] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19\$ N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N38\$.

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 14,424									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		