LOT 95
HAMPTON LAKES PHASE IV-A
OR 2343/796

CONAWAY CHAD WILLIAM & MELISSA MARIE
85483 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

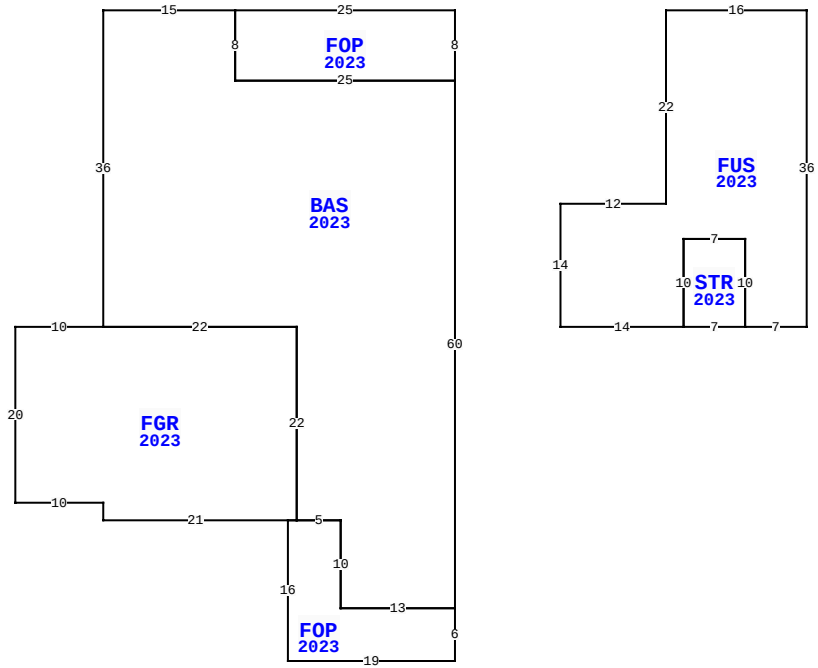
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,766	100	1,766	232,406
FGR	684	55	376	49,482
FOP	174	30	52	6,843
FOP	200	30	60	7,896
FUS	674	100	674	88,698
STR	70	10	7	921
TOTALS	3,568		2,935	386,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,935	105.2800	131.60	386,246	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2440 HX Base Yr 2024



85483 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,246
TOTAL MARKET OB/XF VALUE		16,090
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,336
SOH/AGL Deduction		0
ASSESSED VALUE		477,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		427,336
TOTAL JUST VALUE		477,336
NCON VALUE		402,336
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005877			05/08/2023
21015479	NEW CONSTR	415,648	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1698	5/10/2023	SW	Q	I	02	568,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CONAWAY CHAD WILLIA						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W25 N8 W15 S36 E22 S22 E5 S10 E13 N60 $
FOP=[YR=2023;ORIG=45,2] E25 S8 W25 N8 $
FGR=[YR=2023;ORIG=20,38] E10 E22 S22 W1 W21 N2 W10 N20 $
FOP=[YR=2023;ORIG=51,60] E1 E5 S10 E13 S6 W19 N16 $
FUS=[YR=2023;ORIG=110,2] W16 S22 W12 S14 E14 N10 E7 S10 E7 N36 $
STR=[YR=2023;ORIG=96,28] E7 S10 W7 N10 $
.

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	0855	CONC PAVER	0	100	0	0	1,609.00	SF	10.00	10.00	100	2023	2023		100	16,090	

LAND DESCRIPTION

TOTAL OB/XF 16,090

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS