

LOT 106
HAMPTON LAKES PHASE IV-A
OR 2343/796

CRUM CATHERINE & FRANKLIN C JR
85593 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0106-0000

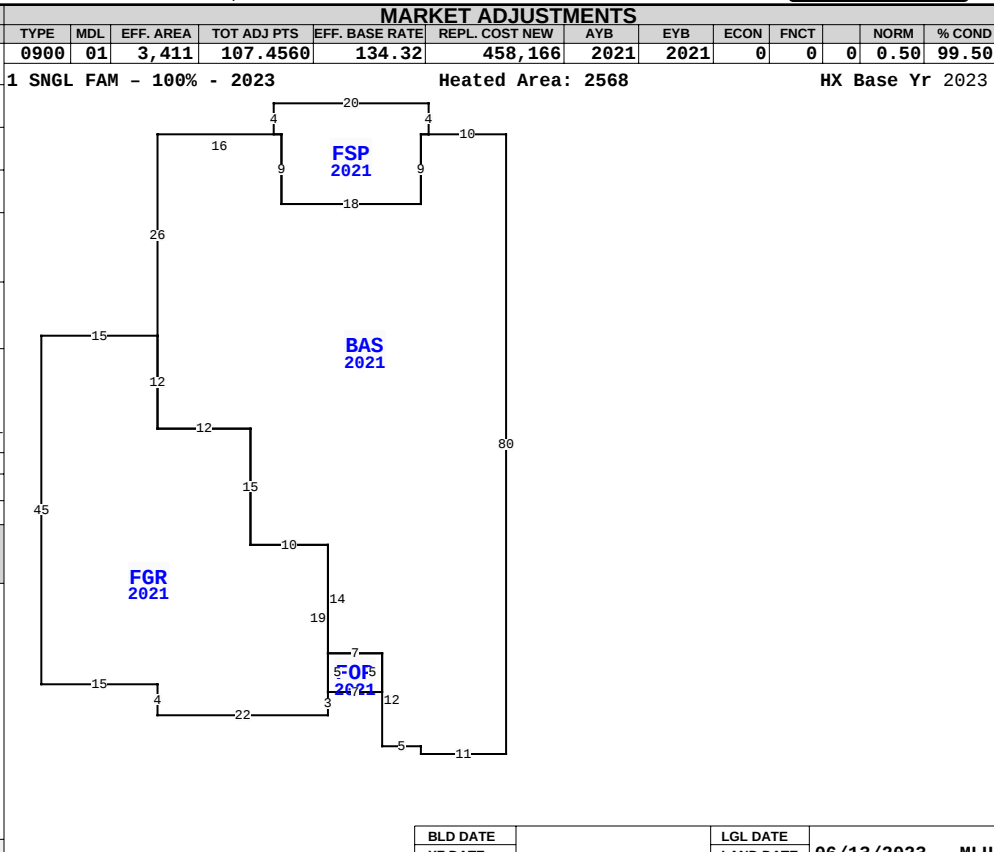


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	343,209
FGR	1,339	55	736	98,366
FOP	35	30	10	1,336
FSP	242	40	97	12,964
TOTALS	4,184		3,411	455,875

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
1	0812	CONCRETE C	0 100	0	0	1,541.00	SF	4.00	4.00	100	2021	2021	3	99



85593 FALL RIVER PKWY, FERNANDINA BEACH										BLD DATE		LGL DATE		06/13/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				455,875	
TOTAL MARKET OB/XF VALUE				6,102	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				536,977	
SOH/AGL Deduction				5,077	
ASSESSED VALUE				531,900	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				481,900	
TOTAL JUST VALUE				536,977	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				516,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014896	CO ISSUED	0	10/28/2021
21000095	NEW CONSTR	391,061	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/1540	10/29/2021	SW	Q	I	01	451,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CRUM CATHERINE A &						
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] W10 FSP=[YR=2021] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5\$ N19 W10 N15 W12 N12 \$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80\$.														

LAND DESCRIPTION										TOTAL OB/XF										6,102									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
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