

LOT 112
HAMPTON LAKES PHASE IV-B
OR 2320/460

FKH SFR PROPCO K LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2024

13-2N-27-0723-0112-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,679	120.0528	114.05	305,540	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023												Heated Area: 2282														
Roof Cover	03	COMP SHNGL 100													HX Base Yr														
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		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
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	2,282	100	2,282	258,961																									
FGR	587	55	323	36,654																									
FOP	25	30	8	907																									
FSP	165	40	66	7,489																									
TOTALS			3,059	2,679	304,012																								
EXTRA FEATURES			85221 FALL RIVER PKWY, FERNANDINA BEACH																										
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	0855	CONC PAVER	0 0	0 0	884.00	SF	10.00	10.00	100	2021	2021	3	99	8,752															
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 04/22/2021 BY NW																													
Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000					PRINTED 08/06/2024 BY SYS				

16 15 16

11 FSP 2021 11

15

45 66

25 4 10 15 5 10 3 10 13

21 FGR 2021 505 2021

20 2 9

BAS 2021

BLD DATE 03/06/2023 NW

LF DATE

INC DATE

LGL DATE

LAND DATE 06/13/2023 MLU

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/0960	6/30/2022	WD	Q	I	01	529,000

GRANTOR: MACE NATHANIEL ROY &

GRANTEE: FKH SFR PROPCO K LP

2457/1043	4/29/2021	SW	Q	I	01	347,300
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GRANTOR: LENNAR HOMES LLC

GRANTEE: MACE NATHANIEL ROY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.