LOT 116
HAMPTON LAKES PHASE IV-B
OR 2320/460

HARRISON JOE H & KATHY J
85189 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

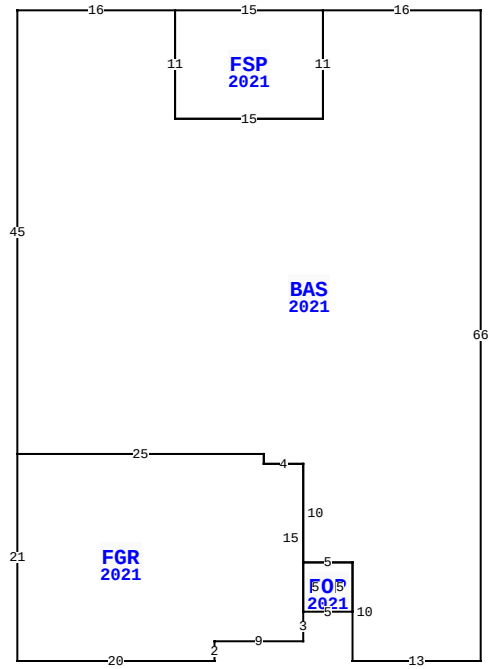
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	120.0528	114.05	305,540	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 2282 HX Base Yr



BLD DATE	03/06/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

85189 FALL RIVER PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	304,012
TOTAL MARKET OB/XF VALUE	9,346
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	388,358
SOH/AGL Deduction	0
ASSESSED VALUE	388,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,358
TOTAL JUST VALUE	388,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009933	NEW CONSTR	310,459	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0732	6/28/2021	SW	Q	I	01	349,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HARRISON JOE H & KA						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

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$.

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	0	0	0	944.00	SF	10.00	10.00	100	2021	2021	3	99	9,346	

LAND DESCRIPTION

TOTAL OB/XF 9,346

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	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 10/06/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS