

LOT 117
HAMPTON LAKES PHASE IV-B
OR 2320/460

KISSEE SHARI A & JEFFREY L
85181 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0117-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4077.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	250,674
FGR	618	55	340	37,612
FOP	48	30	14	1,549
FOP	240	30	72	7,965
PTO	36	5	2	221
PTO	220	5	11	1,217

TOTALS	3,428		2,705	299,238
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EXTRA FEATURES											
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVR	0	100	0	0	970.00	SF	10.00	10.00	
2	0912	SCRN RM G	0	100	20	11	220.00	SF	20.00	20.00	
3	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,705	117.0288	111.18	300,742	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2266 HX Base Yr 2022											
85181 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			299,238
TOTAL MARKET OB/XF VALUE			19,943
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			394,181
SOH/AGL Deduction			33,202
ASSESSED VALUE			360,979
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			310,979
TOTAL JUST VALUE			394,181
NCON VALUE			11,777
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007399	20X12 SCRNL ENCL		06/08/2023
20009918	NEW CONSTR	314,132	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/0916	6/30/2021	SW	Q	I	01	345,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KISSEE SHARI A & JE						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
BAS=[YR=2021;ORIG=0,0] W13 S12 W20 N12 W16 S46 E29 S3 E6 S13 E2 S1 E10 N1 E2 N62 \$											
FGR=[YR=2021;ORIG=-49,46] S20 E10 S2 E19 N11 N11 W29 \$											
FOP=[YR=2021;ORIG=-20,57] E6 N8 W6 S8 \$											
PTO=[YR=2024;ORIG=-33,0] E20 N11 W20 S11 \$											
PTO=[YR=2024;ORIG=-33,-9] W4 S9 E4 N9 \$											

TOTAL OB/XF											
19,943											
REVIEW DATE 08/01/2023 BY NW											
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000											