

LOT 119
HAMPTON LAKES PHASE IV-B
OR 2320/460

ELLENSON JOYCE S
85165 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0119-0000



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		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	2,388	100	2,388	270,989
FGR	488	55	268	30,412
FOP	100	30	30	3,405
FSP	176	40	70	7,944
FST	18	55	10	1,135

TOTALS 3,170 2,766 313,885

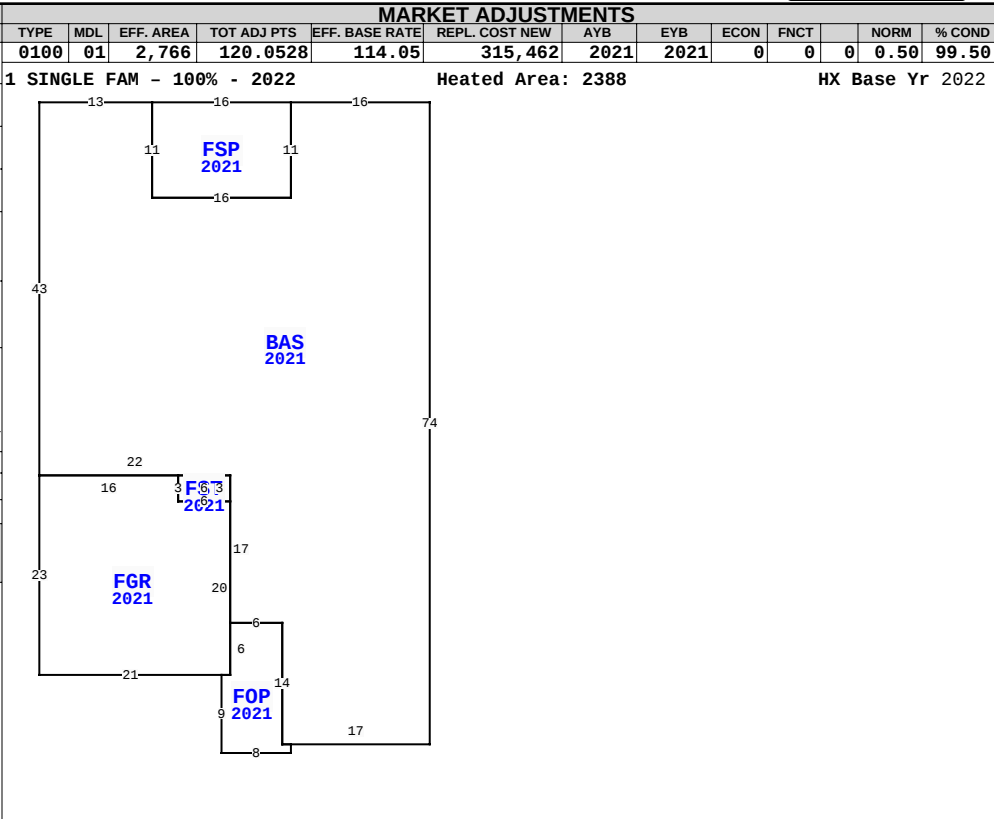
EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	832.00	SF	10.00	10.00	100	2021	2021	3	99	8,237	
2	0855	CONC PAVER	0 100	0	0	832.00	SF	10.00	10.00	100	2021	2021	3	99	8,237	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 10/06/2021 BY NW



85165 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF 16,474															
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TOTAL OB/XF 16,474															
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Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,885
TOTAL MARKET OB/XF VALUE		16,474
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		405,359
SOH/AGL Deduction		39,828
ASSESSED VALUE		365,531
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		265,531
TOTAL JUST VALUE		405,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009962	NEW CONSTR	324,314	10/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1659	6/24/2021	SW	Q	I	01	387,800

GRANTOR: LENNAR HOMES LLC

GRANTEE: ELLENSON JOYCE S

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] W16 S11 E16 N11\$ S11 W16 N11 W13 S43 FGR=[YR=2021] S23 E21 FOP=[YR=2021] S9 E8 N1 W1 N14 W6 S6 W1\$ E1 N20 FST=[YR=2021] W6 N3 E6 S3\$ W6 N3 W16 \$ E22 S17 E6 S14 E17 N74\$.

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