LOT 157
HAMPTON LAKES PHASE IV-B
OR 2320/460

NIXON DAVID P/SHERMAN JENNIFER
15 EBELHARE ROAD
POTTSTOWN, PA 19465

2024

13-2N-27-0723-0157-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

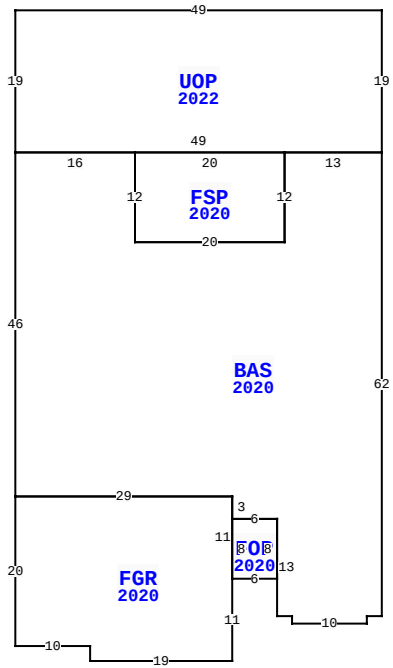
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	252,420
FGR	618	55	340	37,874
FOP	48	30	14	1,559
FSP	240	40	96	10,694
UOP	931	20	186	20,720
TOTALS	4,103		2,902	323,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,902	118.4400	112.52	326,533	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2266 HX Base Yr



85090 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	323,268
TOTAL MARKET OB/XF VALUE	26,160
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	424,428
SOH/AGL Deduction	0
ASSESSED VALUE	424,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	424,428
TOTAL JUST VALUE	424,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012206	ADDITION	0	10/05/2021
21007796	ADDITION	25,306	08/05/2021
20005240	NEW CONSTR	314,132	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/252	7/17/2023	WD	Q	I	01	620,000
GRANTOR: VELIE BRADLEY J & PEN						
GRANTEE: NIXON DAVID P						
2428/0822	1/25/2021	SW	Q	I	02	338,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: VELIE BRADLEY J & P						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N19 W49 S19 E49$ BAS=[YR=2020] W13
FSP=[YR=2020] W20 S12 E20 N12$ S12 W20 N12 W16 S46
FGR=[YR=2020] S20 E10 S2 E19 N11 FOP=[YR=2020] E6 N8 W6 S8$
N11 W29$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62$.

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	666.00	SF	10.00	10.00	100	2020	2020	3	99	6,593	
2	0911	SCRN RM A	0	0	49	19	931.00	SF	17.50	17.50	100	2022	2022	3	97	15,804	
3	0462	ST/AL FNC	0	0	0	0	384.00	SF	10.00	10.00	100	2022	2022	3	98	3,763	

LAND DESCRIPTION

TOTAL OB/XF 26,160

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 01/03/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS