LOT 158
HAMPTON LAKES PHASE IV-B
OR 2320/460

MORGAN PETER H
85098 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

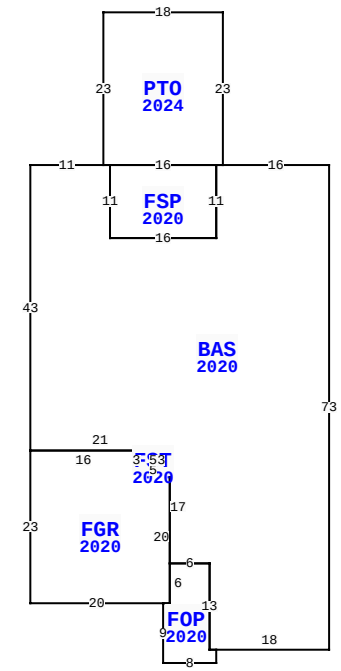
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,401	100	2,401	271,096
FGR	468	55	257	29,018
FOP	101	30	30	3,388
FSP	176	40	70	7,904
FST	15	55	8	903
PTO	414	5	21	2,371
TOTALS	3,575		2,787	314,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,787	120.0528	114.05	317,857	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2401 HX Base Yr 2024



85098 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		314,678
TOTAL MARKET OB/XF VALUE		7,277
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,955
SOH/AGL Deduction		0
ASSESSED VALUE		396,955
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,955
TOTAL JUST VALUE		396,955
NCON VALUE		2,371
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013206	CO ISSUED	0	01/05/2021
20005232	NEW CONSTR	324,314	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/144	7/31/2023	WD	Q	I	01	550,000
GRANTOR: EYERMAN FAMILY TRUST						
GRANTEE: MORGAN PETER H						
2431/1304	1/28/2021	SW	Q	I	01	354,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: EYEMAN FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W16 W1 S11 W16 N11 W1 W11 S43 E21 S17 E6 S13 E18 N73 $
FGR=[YR=2020;ORIG=-45,43] S23 E20 E1 N20 W5 N3 W16 $
FSP=[YR=2020;ORIG=-17,0] W16 S11 E16 N11 $
FOP=[YR=2020;ORIG=-25,66] S9 E8 N2 W1 N13 W6 S6 W1 $
FST=[YR=2020;ORIG=-24,46] W5 N3 E5 S3 $
PTO=[YR=2024;ORIG=-34,0] E1 E16 E1 N23 W18 S23 $
.

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	100	0	0	735.00	SF	10.00	10.00	100	2020	2020	3	99	7,277	

LAND DESCRIPTION

TOTAL OB/XF 7,277

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/02/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS