LOT 159
HAMPTON LAKES PHASE IV-B
OR 2320/460

GERMAN RUBEN M & SUSAN M
85106 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0159-0000

BUILDING CHARACTERISTICS

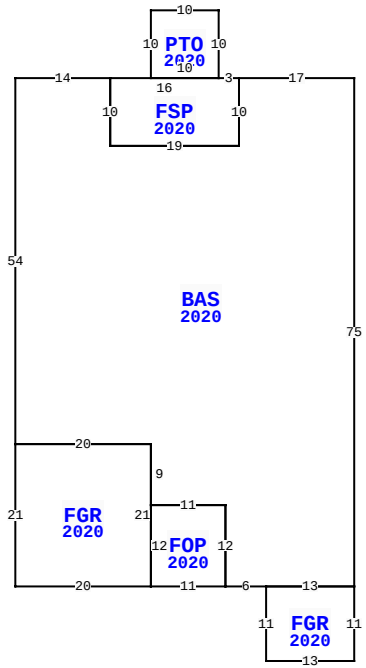
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	3,008	100	3,008	322,747
FGR	143	55	79	8,476
FGR	420	55	231	24,786
FOP	132	30	40	4,292
FSP	190	40	76	8,155
PTO	100	5	5	537
TOTALS	3,993		3,439	368,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,439	114.0846	108.38	372,719	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3008 HX Base Yr 2021



85106 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,992
TOTAL MARKET OB/XF VALUE		11,058
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		455,050
SOH/AGL Deduction		85,552
ASSESSED VALUE		369,498
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		314,498
TOTAL JUST VALUE		455,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009365	CO ISSUED	0	10/07/2020
20003010	NEW CONSTR	402,315	05/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0896	10/22/2020	SW	Q	I	02	424,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GERMAN RUBEN M & SU						
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=2020] W17 FSP=[YR=2020] W3 PTO=[YR=2020] N10 W10 S10 E10$ W16 S10 E19 N10$ S10 W19 N10 W14 S54 FGR=[YR=2020] S21 E20 FOP=[YR=2020] E11 N12 W11 S12$ N21 W20$ E20 S9 E11 S12 E6 FGR=[YR=2020] S11 E13 N11 W13$ E13 N75$.

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	1,117.00	SF	10.00	10.00	100	2020	2020	3	99	11,058	

LAND DESCRIPTION

TOTAL OB/XF 11,058

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 08/01/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS