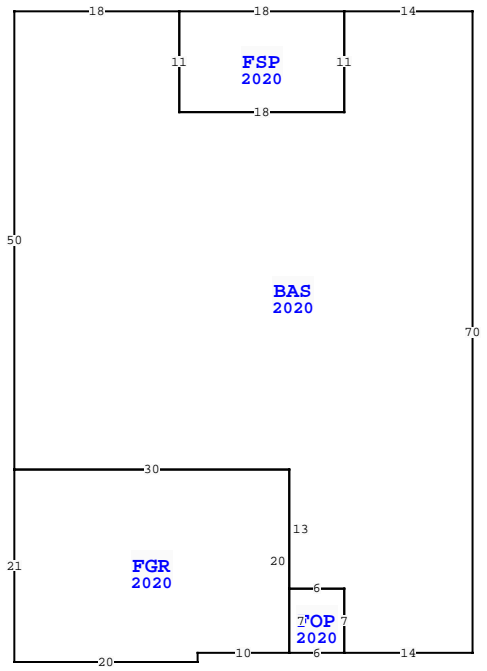


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,660	100	2,660
FGR	620	55	341
FOP	42	30	13
FSP	198	40	79
TOTALS	3,520		3,093

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,093	114.0846	108.38	335,219	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2660 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			331,867
TOTAL MARKET OB/XF VALUE			97,082
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			503,949
SOH/AGL Deduction			77,928
ASSESSED VALUE			426,021
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			376,021
TOTAL JUST VALUE			503,949
NCON VALUE			89,320
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006333	POOL ENCL	11,000	05/16/2023
23000052	SWIM POOL	98,681	01/04/2023
20010256	CO ISSUED	0	10/26/2020
20000086	NEW CONSTR	361,649	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0300	10/28/2020	SW	Q	I	01	346,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SENNE JEFFREY DONAL						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	784.00	SF	10.00	10.00	100	2020
2	0462	ST/AL FNC	0	100	0	864.00	SF	10.00	10.00	100	2024
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2024
4	0861	POOL GUNIT	0	100	0	540.00	SF	85.00	85.00	100	2024
5	0911	SCRN RM A	0	100	42	32	1,344.00	SF	17.50	17.50	2024
6	0855	CONC PAVER	0	100	0	836.00	SF	10.00	10.00	100	2024
7	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
85162 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE											
INC DATE											
AG DATE											
97,082											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6 S7\$ N20 W30\$ E30 S13 E6 S7 E14 N70\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00
TOTAL ADJ 1.00 % COND 1.00 TOT ADJ 1.00 UNIT PRICE 75,000.00 ADJ UNIT PRICE 75,000.00 LAND VALUE 75,000											