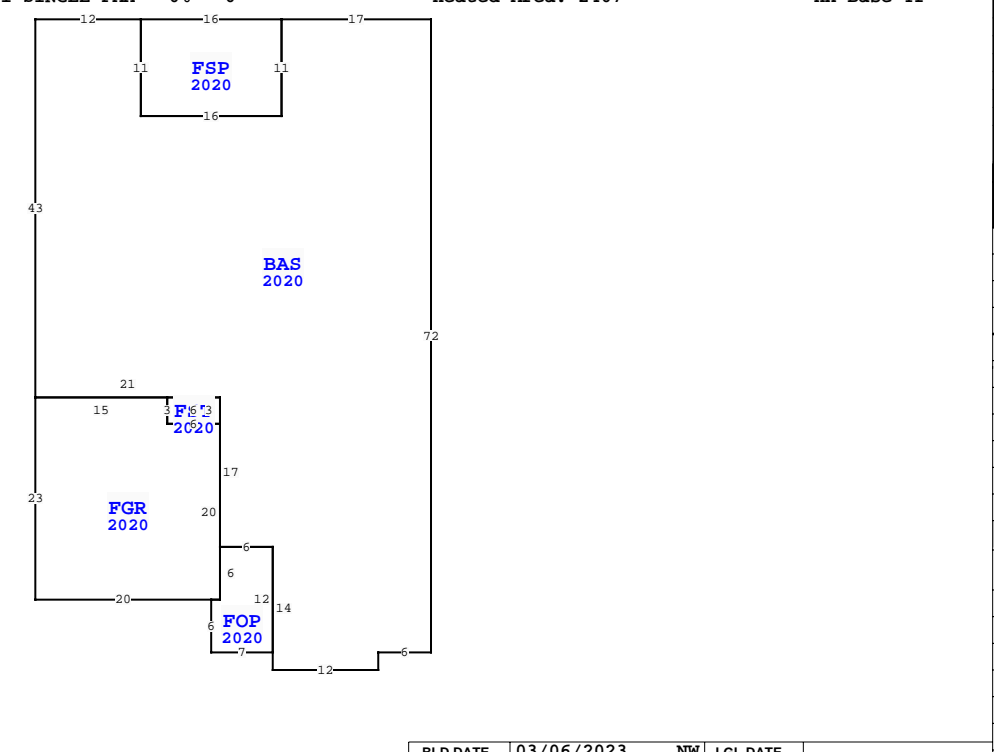


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,766	119.0448	113.09	312,807	2020	2020	0	0	0	1.00	99.00		



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	2,407	100	2,407	269,486
FGR	465	55	256	28,661
FOP	78	30	23	2,575
FSP	176	40	70	7,837
FST	18	55	10	1,120
TOTALS	3,144		2,766	309,679

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			309,679
TOTAL MARKET OB/XF VALUE			7,049
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			391,728
SOH/AGL Deduction			5,619
ASSESSED VALUE			386,109
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			386,109
TOTAL JUST VALUE			391,728
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008992	CO ISSUED	0	09/28/2020
20000088	NEW CONSTR	323,879	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0981	10/16/2020	SW	Q	I	01	346,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KIRK JARED D						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	712.00	SF	10.00	10.00	100	2020	2020	3	99	7,049	

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

85178 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FSP=[YR=2020] W16 S11 E16 N11\$ S11 W16 N11 W12 S43 FGR=[YR=2020] S23 E20 FOP=[YR=2020] S6 E7 N12 W6 S6 W1\$ E1 N20 FST=[YR=2020] W6 N3 E6 S3\$ W6 N3 W15\$ E21 S17 E6 S14 E12 N2 E6 N72\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							