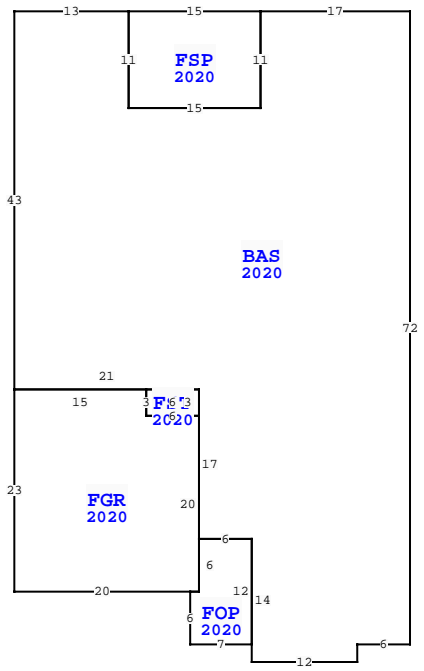


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,418	100	2,418
FGR	465	55	256
FOP	78	30	23
FSP	165	40	66
FST	18	55	10
TOTALS	3,144		2,773
			310,463

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,773	119.0448	113.09	313,599	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2418 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			310,463
TOTAL MARKET OB/XF VALUE			7,821
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			393,284
SOH/AGL Deduction			2,644
ASSESSED VALUE			390,640
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			340,640
TOTAL JUST VALUE			393,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000121	NEW CONSTR	323,879	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2524/1423	12/15/2021	WD Q	Q	I	02	459,900
GRANTOR: MEDINA RAFAEL JR & AW						
GRANTEE: MYCHALCZUK MICHAEL						
2397/0689	9/23/2020	SW Q	Q	I	02	340,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MEDINA RAFAEL JR &						

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	100	0	790.00	SF	10.00	10.00	100	2020	2020	3	99	7,821	

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

85226 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W17 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W13 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							