

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	2,266	100	2,266
FGR	618	55	340
FOP	48	30	14
FOP	240	30	72
TOTALS	3,172		2,692
			301,100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,692	117.7344	111.85	301,100	2022	2022	0	0	0.00	100.00	

1 SINGLE FAM - 100% - 2023 Heated Area: 2266 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			301,100
TOTAL MARKET OB/XF VALUE			8,390
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			384,490
SOH/AGL Deduction			3,965
ASSESSED VALUE			380,525
TOTAL EXEMPTION VALUE	13		380,525
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			384,490
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013357	CO ISSUED	0	08/31/2022
21016109	NEW CONSTR	381,531	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1017	8/30/2022	SW	Q	I	01	470,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PLUTTA GARY PAUL						
2576/1835	7/06/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
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	100	0	839.00	SF	10.00	10.00	100	2022	2022	3	100	8,390	

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

BUILDING NOTES	
84823 FALL RIVER PKWY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2022] W13 FOP=[YR=2022] W20 S12 E20 N12 S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6 N8 W6 S8 N11 W29 S29 S3 E6 S13 E2 S1 E10 N1 E2 N62 S.	

LAND DESCRIPTION																								
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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							