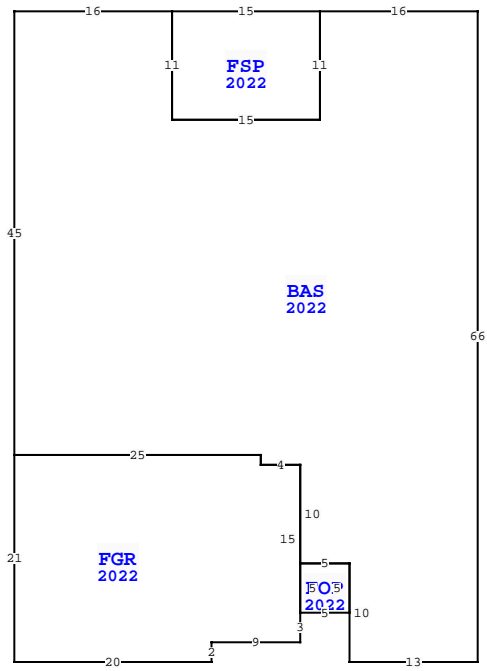




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	2,282	100	2,282
FGR	587	55	323
FOP	25	30	8
FSP	165	40	66
TOTALS	3,059		2,679
			307,335

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2024									Heated Area: 2282	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			307,335
TOTAL MARKET OB/XF VALUE			8,550
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			390,885
SOH/AGL Deduction			0
ASSESSED VALUE			390,885
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			390,885
TOTAL JUST VALUE			390,885
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018573	CO ISSUED	0	12/19/2022
22008057	NEW CONSTR	376,981	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1230	1/20/2023	SW Q		I	01	432,700

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	855.00	SF	10.00	10.00	100	2022	2022	3	100	8,550	

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

84711 FALL RIVER PKWY, FERNANDINA BEACH

GRANTOR: LENNAR HOMES LLC	
GRANTEE: KOLB JACCI LOUISE &	
2595/1570 10/06/2022 SW U V 37 1,000,800	
GRANTOR: AG ESSENTIAL HOUSING	
GRANTEE: LENNAR HOMES LLC	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5N5W5S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.	

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	DPHT 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							