LOT 172
HAMPTON LAKES PHASE V-A
OR 2409/1745

BONDS JACKIE DAVID & CANDICE A
84746 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0172-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04

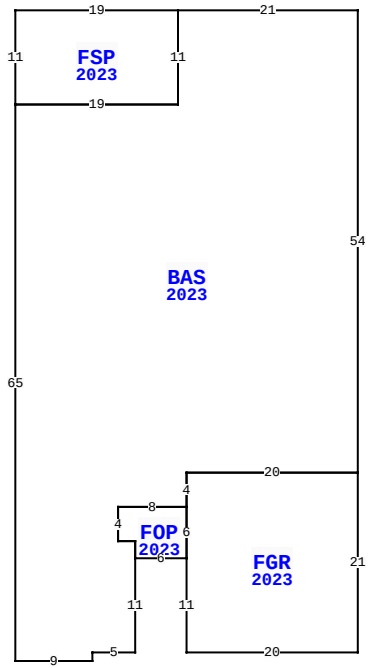
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2,270	253,900
FGR	420	55	231	25,837
FOP	44	30	13	1,454
FSP	209	40	84	9,395
TOTALS	2,943		2,598	290,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	117.7344	111.85	290,586	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2270 HX Base Yr 2024



84746 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,586
TOTAL MARKET OB/XF VALUE		6,120
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,706
SOH/AGL Deduction		0
ASSESSED VALUE		371,706
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		321,706
TOTAL JUST VALUE		371,706
NCON VALUE		6,120
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005700	CO		02/09/2023
22005700	NEW CONSTR	369,044	04/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0186	3/29/2023	SW	Q	I	01	463,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BONDS JACKIE DAVID						
2595/1570	10/06/2022	SW	U	V	37	1,000,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

EXTRA FEATURES

LN	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	0	612.00	SF	10.00	10.00	100	2023	2023		100	6,120	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W21 S11 W19 S65 E9 N1 E5 N11 N2 W2 N4 E8 N4 E20 N54 $
FGR=[YR=2023;ORIG=80,64] W20 S4 S6 S11 E20 N21 $
FSP=[YR=2023;ORIG=40,10] E19 S11 W19 N11 $
FOP=[YR=2023;ORIG=60,68] W8 S4 E2 S2 E6 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,120

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS