

LOT 179
HAMPTON LAKES PHASE V-A
OR 2409/1745

PAXSON JOSEPH P & LORNA S
84874 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0179-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	261,791
FGR	587	55	323	37,055
FOP	25	30	8	918
FSP	165	40	66	7,572
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
0100	01	2,679	120.7584	114.72	307,335	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2282 HX Base Yr 2024											
84874 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE INC DATE											

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 0	858.00	SF	10.00	10.00	100	2022	2022	3	100	8,580	

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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

84874 FALL RIVER PKWY, FERNANDINA BEACH										AC DATE	LAND DATE	06/13/2023	MLC
										INC DATE	AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
858.00	SF	10.00	10.00	100	2022	2022	3	100	8,580				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			307,335
TOTAL MARKET OB/XF VALUE			8,580
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			390,915
SOH/AGL Deduction			0
ASSESSED VALUE			390,915
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			335,915
TOTAL JUST VALUE			390,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013090	CO ISSUED	0	08/25/2022
21015065	NEW CONSTR	376,981	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1081	8/31/2022	SW	Q	I	01	441,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PAXSON JOSEPH PATRI						
2554/0768	4/08/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5W5S5\$ N5E5 N10 E4 N1 E25 N45 \$.														