LOT 181
HAMPTON LAKES PHASE V-A
OR 2409/1745

ADDUCE MARGARET THERESA/ADDUCE SAMUEL RICHARD
84890 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0181-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

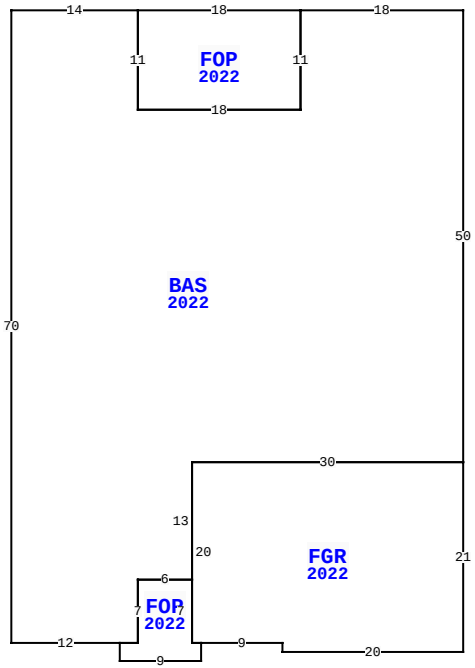
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,660	100	2,660	289,993
FGR	620	55	341	37,176
FOP	60	30	18	1,962
FOP	198	30	59	6,432
TOTALS	3,538		3,078	335,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	114.7608	109.02	335,564	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2660 HX Base Yr 2023



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

84890 FALL RIVER PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,564
TOTAL MARKET OB/XF VALUE		8,060
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		418,624
SOH/AGL Deduction		30,760
ASSESSED VALUE		387,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		337,864
TOTAL JUST VALUE		418,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013029	CO ISSUED	0	08/24/2022
21015434	NEW CONSTR	385,461	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1506	8/26/2022	SW	Q	I	01	471,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ADDUCE MARGARET T &						
2578/0930	6/07/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1$ W1 N7 W6 S7 W2$ E2 N7 E6 N13 E30 N50$.

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	806.00	SF	10.00	10.00	100	2022	2022	3	100	8,060	

LAND DESCRIPTION

TOTAL OB/XF 8,060

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	000134	C	SFR POND	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 02/23/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS