

LOT 190
HAMPTON LAKES PHASE V-A
OR 2409/1745

KASIK JOHN DAMIAN & KAREN TURNER
84962 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0190-0000



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	2,660	100	2,660	289,993
FGR	620	55	341	37,176
FOP	60	30	18	1,962
FSP	198	40	79	8,613
TOTALS	3,538		3,098	337,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVR	0	0	0	0	1,017.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	0	0	0	744.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	114.7608	109.02	337,744	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023 Heated Area: 2660 HX Base Yr											
BLD DATE	03/06/2023					NW	LGL DATE	06/13/2023			
XF DATE							LAND DATE				
INC DATE							AG DATE				

84962 FALL RIVER PKWY, FERNANDINA BEACH											
TOTAL OB/XF 18,055											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		337,744	
TOTAL MARKET OB/XF VALUE		18,055	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		430,799	
SOH/AGL Deduction		0	
ASSESSED VALUE		430,799	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		430,799	
TOTAL JUST VALUE		430,799	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004807	CO ISSUED	0	06/23/2022
21004807	NEW CONSTR	385,461	05/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2579/1335	6/27/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: KASIK JOHN DAMIAN &					
2538/0636	2/07/2022	SW	Q	V	05
GRANTOR: AG ESSENTIAL HOUSING					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2E9N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50 \$.											