

LOT 192
HAMPTON LAKES PHASE V-A
OR 2409/1745

DYE SUSAN R & RANDALL K ET AL/RAMSEY-PYLES VIVIAN
84978 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0192-0000



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 Floop	11	CLAY TILE 100
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	2,642	100	2,642	300,633
FGR	650	55	358	40,737
FOP	73	30	22	2,503
FSP	216	40	86	9,786
TOTALS	3,581		3,108	353,659

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,108	119.7840	113.79	353,659	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2642 HX Base Yr 2023											
BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU						
XF DATE			LAND DATE								
INC DATE			AG 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	912.00	SF	10.00	10.00	100	2022	2022	3	100	9,120	

EXTRA FEATURES															
84978 FALL RIVER PKWY, FERNANDINA BEACH															

LAND DESCRIPTION															
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		353,659	
TOTAL MARKET OB/XF VALUE		9,120	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		437,779	
SOH/AGL Deduction		5,049	
ASSESSED VALUE		432,730	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		382,730	
TOTAL JUST VALUE		437,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018844	CO ISSUED	0	12/28/2022
22003979	NEW CONSTR	439,055	03/14/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2607/0815	11/28/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: RAMSEY-PYLES VIVIAN					
2562/0430	5/06/2022	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 S12 E18 N12\$ S12 W18 N12 W14 S70 E13 FOP=[YR=2022] S4E8N3 FGR=[YR=2022] E9 S1E20 N22 W30 S21 E1\$ W1 N8 W6 S7 W1\$ E1 N7 E6 N13 E30 N50\$.															