

LOT 3
HAMPTON LAKES PHASE IV-B
OR 2320/460

LAY ALAN LYNNWOOD & CANDACE LEIGH
85278 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

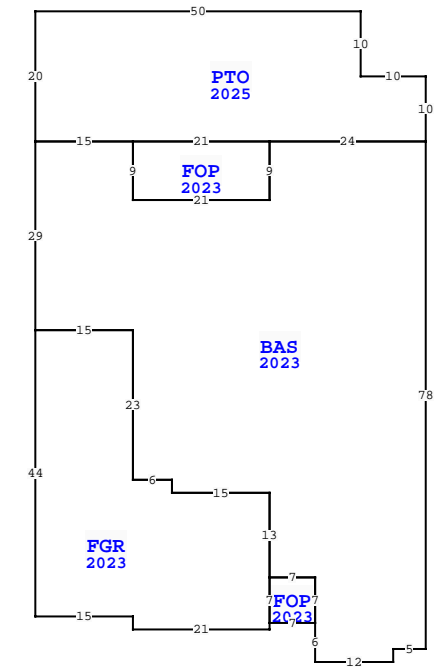
2025

13-2N-27-0723-0003-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,187	100	2023
FGR	1,113	55	2023
FOP	49	30	2023
FOP	189	30	2023
PTO	1,100	5	2025
TOTALS	5,638		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2024								
Heated Area: 3187					HX Base Yr 2024						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			543,358
TOTAL MARKET OB/XF VALUE			17,208
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			635,566
SOH/AGL Deduction			279,736
ASSESSED VALUE			355,830
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			305,108
TOTAL JUST VALUE			635,566
NCON VALUE			10,160
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			596,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005329	CO		04/25/2023
22004375	NEW CONSTR	548,862	03/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1158	4/24/2023	SW Q	Q	I	01	709,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LAY ALAN LYNNWOOD &						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES																
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	1,466.00	SF	10.00	10.00	100	2023	2023		100	14,660	
2	0350	CARPORT WD	0	100	14	196.00	SF	13.00	13.00	100	2025	2024		100	2,548	

85278 FALL RIVER PKWY, FERNANDINA BEACH

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

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2023;ORIG=90,0] W24 S9 W21 N9 W15 S29 E15 S23 E6 S2 E15 S13 E7 S7 S6 E12 N2 E5 N78 \$
 FGR=[YR=2023;ORIG=30,29] E15 S23 E6 S2 E15 S13 S7 S1 W21 N2 W15 N44 \$
 FOP=[YR=2023;ORIG=45,0] E21 S9 W21 N9 \$
 FOP=[YR=2023;ORIG=66,67] E7 S7 W7 N7 \$
 PTO=[YR=2025;LABEL=paver pto;ORIG=30,0] N20 E50 S10 E10 S10 W24 W21 W15 \$

LAND DESCRIPTION															TOTAL OB/XF									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							