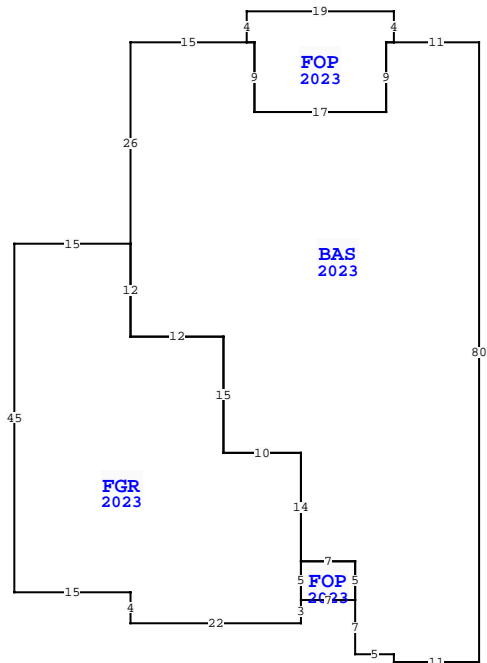


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,577	100	2023
FGR	1,339	55	2023
FOP	35	30	2023
FOP	229	30	2023
TOTALS	4,180		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,392	101.5680	134.07	454,765	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2577 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		454,765	
TOTAL MARKET OB/XF VALUE		14,460	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		544,225	
SOH/AGL Deduction		9,034	
ASSESSED VALUE		535,191	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		484,469	
TOTAL JUST VALUE		544,225	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		520,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250000617	NEW INGROUND SWIM	95,521	01/16/2025
230005318	CO		04/25/2023
22003970	NEW CONSTR	471,011	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/152	5/26/2023	SW	Q	I	01	637,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SEVILLA JAIME SALAZ						
2464/0053	5/21/2021	SW	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	0		10.00	10.00	100	2023	2023		100	14,460	

BLD DATE: 06/13/2023 MLU
XF DATE:
INC DATE:

BUILDING NOTES														
85286 FALL RIVER PKWY, FERNANDINA BEACH														

BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=80,0] W11 W1 S9 W17 N9 W1 W15 S26 S12 E12 S15 E10 S14 E7 S5 S7 E5 S1 E11 N80 \$														
FOP=[YR=2023;ORIG=50,-4] E19 S4 W1 S9 W17 N9 W1 N4 \$														
FGR=[YR=2023;ORIG=20,26] E15 S12 E12 S15 E10 S14 S5 S3 W22 N4 W15 N45 \$														
FOP=[YR=2023;ORIG=57,67] E7 S5 W7 N5 \$														

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							