

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		3	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
FSP	189	40	2023
TOTALS	4,538		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,890	104.8500	138.40	538,376	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 3187 HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
						06/13/2023				MLU	

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			538,376
TOTAL MARKET OB/XF VALUE			94,924
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			708,300
SOH/AGL Deduction			0
ASSESSED VALUE			708,300
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			708,300
TOTAL JUST VALUE			708,300
NCON VALUE			80,204
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			599,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003910	POOL SCREEN ENCLO	11,880	04/05/2024
SP230016460	PRIVATE PROVIDER	116,175	12/28/2023
230006820			05/24/2023
21002722	NEW CONSTR	456,268	03/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1085	5/31/2023	SW Q	Q	I	01	696,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COMBS KENNETH RAY &						
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 PAVR	0	0	0	1,472.00	UT	10.00	10.00	100	2023	2023		100	14,720	
2	0912	SCRN RM G	0	0	60	1,260.00	SF	20.00	20.00	100	2025	2024		100	25,200	
3	0861	POOL GUNIT	0	0	34	476.00	SF	85.00	85.00	100	2025	2024		100	40,460	
4	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0857	SANDSTONE/	0	0	0	784.00	SF	16.00	16.00	100	2025	2024		100	12,544	
85310 FALL RIVER PKWY, FERNANDINA BEACH																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=90,-10] W24 S9 W21 N9 W15 S29 E15 S23 E6 S2 E15 S13 E7 S7 S6 E12 N2 E5 N78 \$			
FSP=[YR=2023;ORIG=45,-10] E21 S9 W21 N9 \$			
FGR=[YR=2023;ORIG=30,19] E15 S23 E6 S2 E15 S13 S7 S1 W21 N2 W15 N44 \$			
FOP=[YR=2023;ORIG=66,57] E7 S7 W7 N7 \$			

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	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							