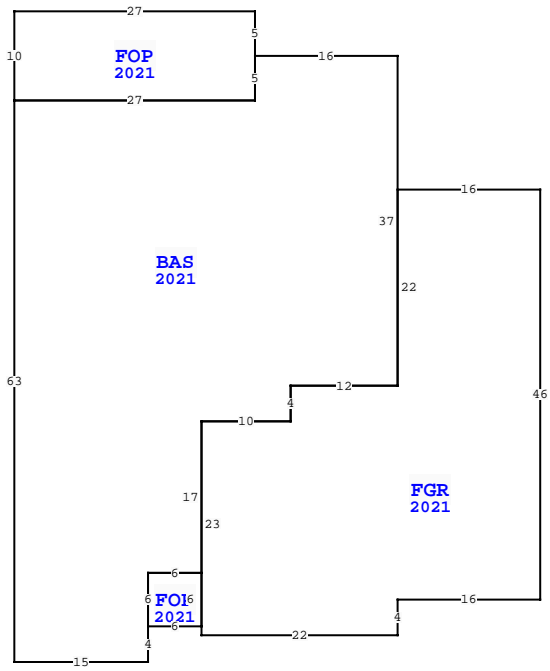


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	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	2,087	100	2021
FGR	1,312	55	2021
FOP	36	30	2021
FOP	270	30	2021
TOTALS	3,705		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,901	105.6560	139.47	404,602	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 2087 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			400,556
TOTAL MARKET OB/XF VALUE			7,547
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			483,103
SOH/AGL Deduction			92,506
ASSESSED VALUE			390,597
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			339,875
TOTAL JUST VALUE			483,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			463,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001411	CO ISSUED	0	02/08/2021
20005009	NEW CONSTR	330,064	07/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1571	2/16/2021	SW Q	Q	I	02	398,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SALINAS JAMES A & Z						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	99	7,547	

BUILDING NOTES	
85358 FALL RIVER PKWY, FERNANDINA BEACH	

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	DPHT 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							

BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FOP=[YR=2021] N5 W27 S10 E27 N5\$ S5 W27 S63 E15 N4 FOP=[YR=2021] E6 FGR=[YR=2021] S1 E22 N4 E16 N46 W16 S22 W12 S4 W10 S23 \$ N6 W6 S6\$ N6 E6 N17 E10 N4 E12 N37\$.	