

LOT 19
HAMPTON LAKES PHASE IV-A
OR 2343/796

BALLARD DAVID A
85406 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0019-0000

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 Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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
Units		0 100
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,890	107.1900	141.49	550,396	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 100% - 2022 Heated Area: 3187 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,187	100	2021	3,187	446,420
FGR	1,113	55	2021	612	85,726
FOP	49	30	2021	15	2,101
FSP	189	40	2025	76	10,645
TOTALS	4,538			3,890	544,892

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

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	1,388.00	SF	10.00	10.00	100	2021	2021	3	99	13,741	
2	0812	CONCRETE C	0	100	54	1,080.00	SF	4.00	4.00	100	2025	2024		100	4,320	
3	0861	POOL GUNIT	0	100	0	274.00	SF	85.00	85.00	100	2025	2024		100	23,290	
4	0855	CONC PAVER	0	100	0	806.00	SF	10.00	10.00	100	2025	2024		100	8,060	

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

EXTRA FEATURES																
85406 FALL RIVER PKWY, FERNANDINA BEACH																
TOTAL OB/XF 49,411																

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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			544,892
TOTAL MARKET OB/XF VALUE			49,411
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			669,303
SOH/AGL Deduction			17,191
ASSESSED VALUE			652,112
TOTAL EXEMPTION VALUE	13		652,112
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			669,303
NCON VALUE			35,670
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			604,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001593	IN-GROUND SWIMMIN	85,000	02/08/2024
21002185	NEW CONSTR	456,341	02/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0184	9/20/2021	SW Q	Q	I	01	467,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BALLARD DAVID A						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021;ORIG=0,0] W24 S9 W21 N9 W15 S29 E15 S23 E6 S2 E15 S13 E7 S7 S6 E12 N2 E5 N78 \$																
FGR=[YR=2021;ORIG=-60,29] S44 E15 S2 E21 N1 N7 N13 W15 N2 W6 N23 W15 \$																
FSP=[YR=2025;ORIG=-24,0] W21 S9 E21 N9 \$																
FOP=[YR=2021;ORIG=-24,74] E7 N7 W7 S7 \$																