LOT 30
HAMPTON LAKES PHASE IV-A
OR 2343/796

GALLETTA MARK & MYONG CHONG
85494 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0030-0000

BUILDING CHARACTERISTICS

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 Floo	11	CLAY TILE 100
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

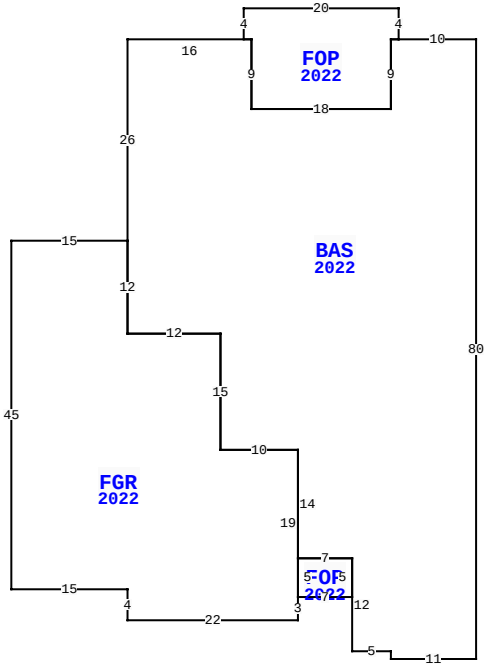
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2022	2,568	378,573
FGR	1,339	55	2022	736	108,501
FOP	35	30	2022	10	1,475
FOP	242	30	2022	73	10,762
TOTALS	4,184			3,387	499,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,387	112.2400	148.16	501,818	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2568 HX Base Yr 2023



85494 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		499,309
TOTAL MARKET OB/XF VALUE		97,047
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		796,356
SOH/AGL Deduction		109,513
ASSESSED VALUE		686,843
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		636,121
TOTAL JUST VALUE		796,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		774,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013853	SCRN ENCL 1080SF	22,484	10/27/2023
230007752	INGROUND POOL	114,649	06/15/2023
22018902	CO ISSUED	0	12/29/2022
21015272	NEW CONSTR	471,011	11/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0924	12/30/2022	SW	Q	I	01	730,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GALLETTA MARK & MYO						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 FOP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1$ W1 S9 W18 N9 W16 S26 FGR=[YR=2022] W15 S45 E15 S4 E22 N3 FOP=[YR=2022] E7 N5 W7 S5$ N19 W10 N15 W12 N12$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80$.

EXTRA FEATURES

LN	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	1,983.00	SF	10.00	10.00	100	2022	2022	3	99	19,632	
2	0912	SCRN RM G	0	100	0	0	1,530.00	SF	20.00	20.00	100	2024	2023		97	29,682	
3	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2024	2023		98	34,653	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
5	0855	CONC PAVER	0	100	0	0	1,114.00	SF	10.00	10.00	100	2024	2023		100	11,140	

LAND DESCRIPTION

TOTAL OB/XF 97,047

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS