

LOT 32  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

BRAUN RICHARD ALAN & MARY JUDITH  
85510 FALL RIVER PKWY  
FERNANDINA BEACH, FL 32034

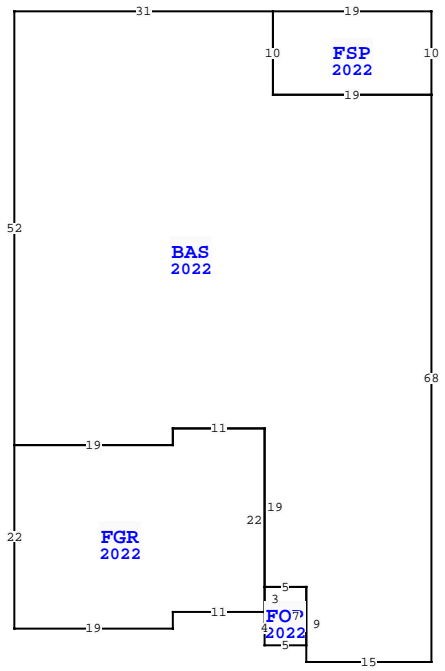
**2025**

13-2N-27-0723-0032-0000



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 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
BAS	2,863	100	2022
FGR	660	55	2022
FOP	35	30	2022
FSP	190	40	2022
TOTALS	3,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	112.2400	148.16	490,706	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2024 Heated Area: 2863 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			488,252
TOTAL MARKET OB/XF VALUE			11,039
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			699,291
SOH/AGL Deduction			67,322
ASSESSED VALUE			631,969
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			581,247
TOTAL JUST VALUE			699,291
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			675,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014232	CO ISSUED	0	09/19/2022
21017732	NEW CONSTR	470,954	12/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/624	9/15/2023	WD Q	Q	I	01	855,000
GRANTOR: CHAPMAN SCOTT CHARLES						
GRANTEE: BRAUN RICHARD ALAN						
2592/1937	9/21/2022	SW Q	Q	I	01	701,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CHAPMAN SCOTT CHARL						

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	100	0	1,115.00	SF	10.00	10.00	100	2022	2022	3	99	11,039	

BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE

85510 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.											

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	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							