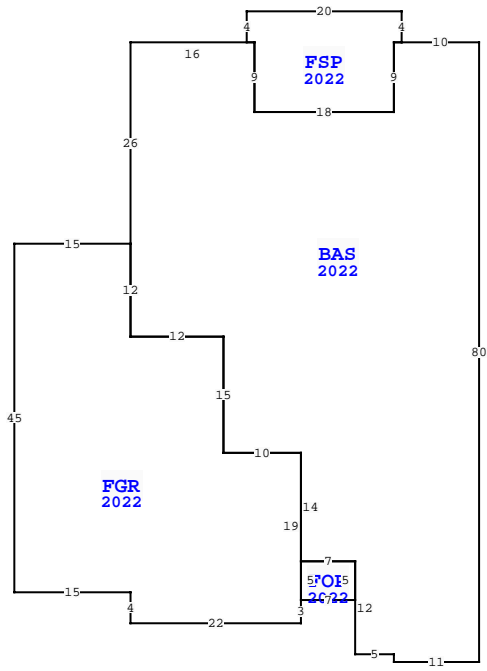




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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	2,568	100	2022
FGR	1,339	55	2022
FOP	35	30	2022
FSP	242	40	2022
TOTALS	4,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	112.2400	148.16	505,374	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2568 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	502,847		
TOTAL MARKET OB/XF VALUE	25,704		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	728,551		
SOH/AGL Deduction	113,470		
ASSESSED VALUE	615,081		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	564,359		
TOTAL JUST VALUE	728,551		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	704,643		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014551	CO ISSUED	0	09/23/2022
21010573	RICHMOND	471,011	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1075	9/28/2022	SW Q	Q	I	01	716,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERNHARDT DAVID & K						
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 PAVER	0	100	0	1,366.00	UT	10.00	10.00	100	2022	2022	3	99	13,523	
2	0462	ST/AL FNC	0	100	0	1,152.00	SF	10.00	10.00	100	2024	2023		98	11,290	
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

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

BUILDING NOTES	
85518 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	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							