

LOT 34
HAMPTON LAKES PHASE IV-A
OR 2343/796

WEBB PAUL HARRY & THERESA L
85526 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0034-0000

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	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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	3,187	100	2022
FGR	1,113	55	2022
FOP	49	30	2022
FOP	189	30	2022
TOTALS	4,538		
		3,871	509,727

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,871	100.2600	132.34	512,288	2022	2022	0	0	0.50	99.50

1 SNGL FAM - 100% - 2023 Heated Area: 3187 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			509,727
TOTAL MARKET OB/XF VALUE			57,136
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			766,863
SOH/AGL Deduction			112,085
ASSESSED VALUE			654,778
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			604,056
TOTAL JUST VALUE			766,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			743,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007089	FIBERGLASS POOL	65,000	06/01/2023
22014356	CO ISSUED	0	09/20/2022
21010269	NEW CONSTR	548,862	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0338	9/22/2022	SW Q	Q	I	01	700,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WEBB PAUL HARRY & T						
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	0		1,278.00	SF	10.00	2022	2022	3	99	12,652	
2	0462	ST/AL FNC	0	100	0	0		1,056.00	SF	10.00	2024	2023		98	10,349	
3	0463	FENCE GATE	0	100	0	0		3.00	UT	300.00	2024	2023		99	891	
4	0866	POOL FIBER	0	100	0	0		347.00	SF	72.00	2024	2023		97	24,234	
5	0855	CONC PAVER	0	100	0	0		901.00	SF	10.00	2024	2023		100	9,010	

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

BUILDING NOTES	
85526 FALL RIVER PKWY, FERNANDINA BEACH	

LAND DESCRIPTION																								
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							