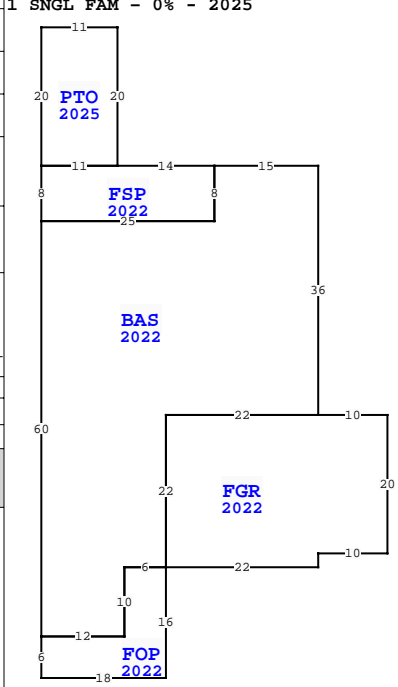


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	1,756	100	2022
FGR	684	55	2022
FOP	168	30	2022
FSP	200	40	2022
FUS	674	100	2022
PTO	220	5	2025
STR	70	10	2022
TOTALS	3,772		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,954	112.8940	149.02	440,205	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 0% - 2025											
Heated Area: 2430											
HX Base Yr											



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			438,004
TOTAL MARKET OB/XF VALUE			20,915
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			533,919
SOH/AGL Deduction			0
ASSESSED VALUE			533,919
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			533,919
TOTAL JUST VALUE			533,919
NCON VALUE			8,231
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			504,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018941	CO ISSUED	0	12/30/2022
21015383	NEW CONSTR	415,648	11/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/806	5/30/2025	WD	Q	I	01	580,000
GRANTOR: GRIFFEN ALEJANDRO & V						
GRANTEE: LODEIRO RODRIGO						
2612/1240	12/30/2022	SW	Q	I	02	565,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GRIFFEN ALEJANDRO &						

EXTRA FEATURES		85542 FALL RIVER PKWY, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0855	CONC PAVER	0
2	0462	ST/AL FNC	0
3	0463	FENCE GATE	0

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W15 S8 W25 S60 E12 N10 E6 N22 E22 N36 \$	
FGR=[YR=2022;ORIG=-22,58] E22 N2 E10 N20 W10 W22 S22 \$	
FUS=[YR=2022;ORIG=20,0] S36 E6 N10 E7 S10 E15 N14 W12 N22 W16 \$	
FSP=[YR=2022;ORIG=-15,0] W14 W11 S8 E25 N8 \$	
FOP=[YR=2022;ORIG=-40,68] S6 E18 N16 W6 S10 W12 \$	
STR=[YR=2022;ORIG=26,36] E7 N10 W7 S10 \$	
PTR=[ORIG=0,0] E20 W20 \$	
PTO=[YR=2025;ORIG=-40,0] E11 N20 W11 S20 \$	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W15 S8 W25 S60 E12 N10 E6 N22 E22 N36 \$	
FGR=[YR=2022;ORIG=-22,58] E22 N2 E10 N20 W10 W22 S22 \$	
FUS=[YR=2022;ORIG=20,0] S36 E6 N10 E7 S10 E15 N14 W12 N22 W16 \$	
FSP=[YR=2022;ORIG=-15,0] W14 W11 S8 E25 N8 \$	
FOP=[YR=2022;ORIG=-40,68] S6 E18 N16 W6 S10 W12 \$	
STR=[YR=2022;ORIG=26,36] E7 N10 W7 S10 \$	
PTR=[ORIG=0,0] E20 W20 \$	
PTO=[YR=2025;ORIG=-40,0] E11 N20 W11 S20 \$	

TOTAL OB/XF															20,915									
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							