LOT 37
HAMPTON LAKES PHASE IV-A
OR 2343/796

GIBBONS STACY WILLIAM
85550 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0037-0000

BUILDING CHARACTERISTICS

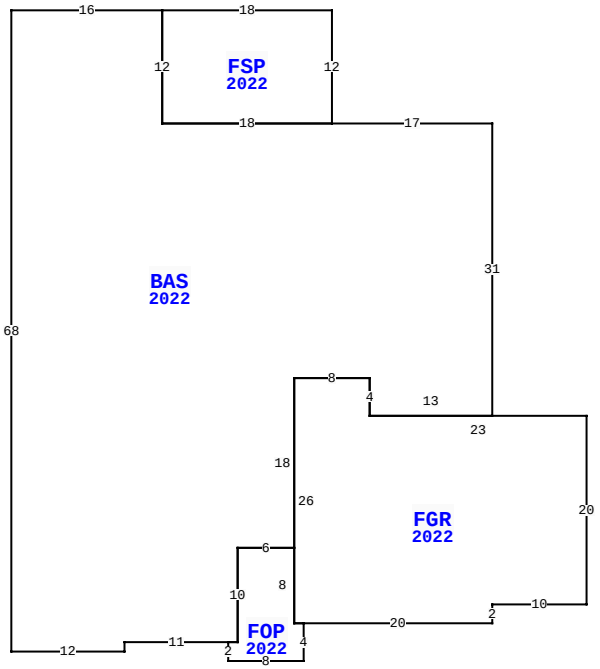
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,413	100	2022	2,413	348,856
FGR	694	55	2022	382	55,227
FOP	78	30	2022	23	3,325
FSP	216	40	2022	86	12,434
TOTALS	3,401			2,904	419,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,904	110.0740	145.30	421,951	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2413 HX Base Yr



85550 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	06/13/2023 MLU
XF DATE		LAND DATE	
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	419,841
TOTAL MARKET OB/XF VALUE	11,979
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	506,820
SOH/AGL Deduction	0
ASSESSED VALUE	506,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,820
TOTAL JUST VALUE	506,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009496	NEW CONSTR	403,279	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0768	8/29/2022	SW	Q	I	01	569,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GIBBONS STACY WILLI						
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] W17 FSP=[YR=2022] N12 W18 S12 E18$ W18 N12 W16 S68 E12 N1 E11 FOP=[YR=2022] S2 E8 N4 FGR=[YR=2022] E20 N2 E10 N20 W23 N4 W8 S26 E1$ W1 N8 W6 S10 W1$ E1 N10 E6 N18 E8 S4 E13 N31$.

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	0	0	0	1,210.00	SF	10.00	10.00	100	2022	2022	3	99	11,979	

LAND DESCRIPTION

TOTAL OB/XF 11,979

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	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							

REVIEW DATE 02/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS