

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	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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		

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

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

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			6,728
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			591,455
SOH/AGL Deduction			16,288
ASSESSED VALUE			575,167
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			524,445
TOTAL JUST VALUE			591,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			566,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006199	CO ISSUED	0	04/20/2022
21006755	NEW CONSTR	481,440	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1887	4/21/2022	SW Q	Q	I	01	614,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: THOMPSON NEAL PREST						
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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2022	2022	3	99	6,728	

BUILDING NOTES									
85566 FALL RIVER PKWY, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2022] W15 FOP=[YR=2022] W21 S9 E21 N9\$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2022] E7 FGR=[YR=2022] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20\$ N7 W7 S7\$ N7 E7 N13 E15 N2 E6 N23 E15 N29\$.									

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	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							