LOT 88
HAMPTON LAKES PHASE IV-A
OR 2343/796

JONES ALISON L/E/
85393 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

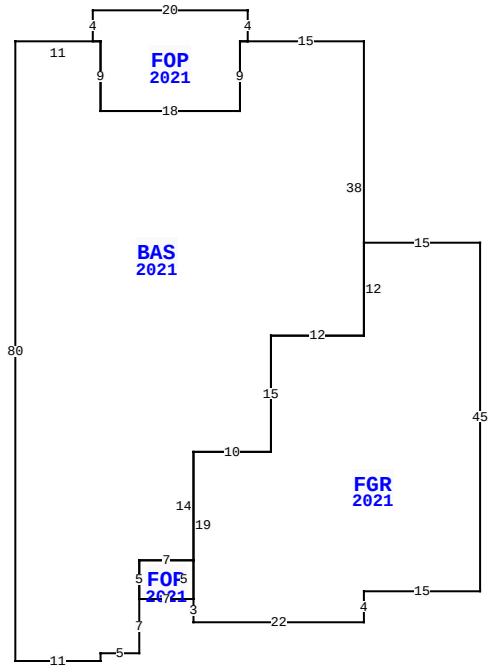
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2021	2,568	341,459
FGR	1,339	55	2021	736	97,863
FOP	35	30	2021	10	1,330
FOP	242	30	2021	73	9,707
TOTALS	4,184			3,387	450,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,387	101.7520	134.31	454,908	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2568 HX Base Yr 2022



85393 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		450,359
TOTAL MARKET OB/XF VALUE		14,335
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		539,694
SOH/AGL Deduction		104,508
ASSESSED VALUE		435,186
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		384,464
TOTAL JUST VALUE		539,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002973	CO ISSUED	0	03/11/2021
20008607	NEW CONSTR	387,190	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/19	7/10/2024	LE	U	I	11	100
GRANTOR: JONES ALISON						
GRANTEE: HOHMAN TYLER PRESTO						
2709/757	5/01/2024	QC	U	I	11	100
GRANTOR: JONES DOUGLAS L						
GRANTEE: JONES ALISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N4 W20 S4 E1 S9 E18 N9 E1$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2021] E7 FGR=[YR=2021] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19$N5 W7 S5$ N5 E7 N14 E10 N15 E12 N38$.

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	100	0	0	1,448.00	SF	10.00	10.00	100	2021	2021	3	99	14,335	

LAND DESCRIPTION

TOTAL OB/XF 14,335

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/09/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS