

LOT 89
HAMPTON LAKES PHASE IV-A
OR 2343/796

TAYLOR SHEILA MARIE & LINCOLN RICHARD
85401 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0089-0000



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		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
BAS	3,187	100
FGR	1,113	55
FOP	49	30
FOP	189	30
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	107.1900	141.49	547,708	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2024 Heated Area: 3187 HX Base Yr											
85401 FALL RIVER PKWY, FERNANDINA BEACH											
BLD 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		542,231		
TOTAL MARKET OB/XF VALUE		68,004		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		685,235		
SOH/AGL Deduction		6,158		
ASSESSED VALUE		679,077		
TOTAL EXEMPTION VALUE		13	679,077	
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		685,235		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		659,939		

EXTRA FEATURES										85401 FALL RIVER PKWY, FERNANDINA BEACH				INC DATE		AG DATE			
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	1,447.00	SF	10.00	10.00	100	2021	2021	3	99	14,325				
2	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864				
3	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2021	2021	3	93	6,696				
4	0861	POOL GUNIT	1 100	0	0	396.00	SF	85.00	85.00	100	2023	2023		98	32,987				
5	0855	CONC PAVER	1 100	0	0	1,225.00	SF	10.00	10.00	100	2023	2023		100	12,250				
6	1076	TRELLIS A	1 100	0	0	120.00	SF	7.50	7.50	100	2023	2023		98	882				
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