LOT 91
HAMPTON LAKES PHASE IV-A
OR 2343/796

MAJOR ERIC TERRELL & GLENDORIA
85417 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0091-0000

BUILDING CHARACTERISTICS

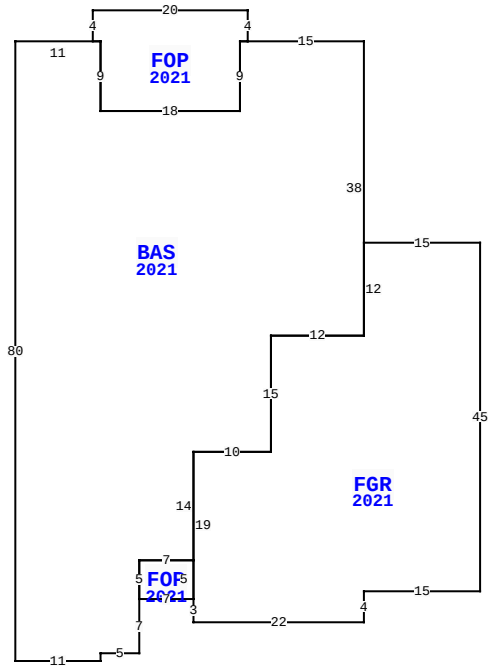
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	340,849
FGR	1,339	55	2021	736	97,689
FOP	35	30	2021	10	1,328
FOP	242	30	2021	73	9,689
TOTALS	4,184			3,387	449,554

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	101.5680	134.07	454,095	2021	2021	0	0	0	1.00	99.00

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



85417 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		449,554
TOTAL MARKET OB/XF VALUE		14,424
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		538,978
SOH/AGL Deduction		11,082
ASSESSED VALUE		527,896
TOTAL EXEMPTION VALUE	13	527,896
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		538,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016522	CO ISSUED	0	11/30/2021
21003998	NEW CONSTR	412,534	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1303	11/30/2021	SW	Q	I	02	460,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAJOR ERIC TERRELL						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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	1,457.00	SF	10.00	10.00	100	2021	2021	3	99	14,424	

LAND DESCRIPTION

TOTAL OB/XF 14,424

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 12/30/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS