LOT 98
HAMPTON LAKES PHASE IV-A
OR 2343/796

SCHAUB ANDREW JAY & CYNTHIA B
85507 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0098-0000

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 100
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

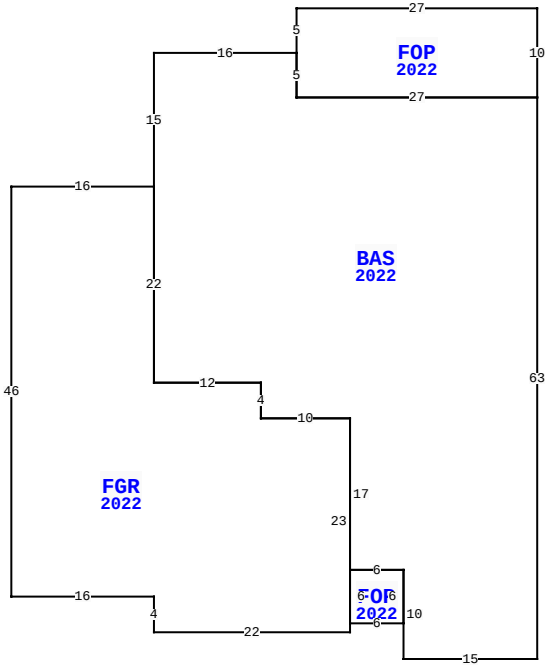
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2022	2,087	319,500
FGR	1,312	55	2022	722	110,532
FOP	36	30	2022	11	1,684
FOP	270	30	2022	81	12,401
TOTALS	3,705			2,901	444,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,901	116.5600	153.86	446,348	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2087 HX Base Yr 2023



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

85507 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,116
TOTAL MARKET OB/XF VALUE		25,002
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		544,118
SOH/AGL Deduction		104,047
ASSESSED VALUE		440,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		389,349
TOTAL JUST VALUE		544,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017636	CO ISSUED	0	11/30/2022
21010542	NEW CONSTR	401,791	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0726	11/30/2022	SW	Q	I	01	645,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SCHAUB ANDREW JAY &						
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

FOP=[YR=2022] W27 S5 BAS=[YR=2022] W16 S15 FGR=[YR=2022] W16 S46 E16 S4 E22 N1 FOP=[YR=2022] E6 N6 W6 S6$ N23 W10 N4 W12 N22$ S22 E12 S4 E10 S17 E6 S10 E15 N63 W27 N5$ S5 E27 N10$.

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	1,400.00	SF	10.00	10.00	100	2022	2022	3	99	13,860	
2	0462	ST/AL FNC	0	100	0	0	1,080.00	SF	10.00	10.00	100	2022	2022	3	95	10,260	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 25,002

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 02/09/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS