LOT 99
HAMPTON LAKES PHASE IV-A
OR 2343/796

BOWDEN KAREN M & SANDRA A NAVARROLI HOMESTEAD TRUS
85515 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0099-0000

BUILDING CHARACTERISTICS

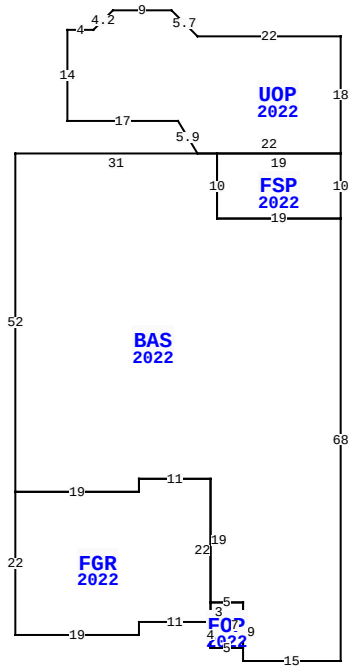
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	388,846
FGR	660	55	2022	363	49,302
FOP	35	30	2022	10	1,358
FSP	190	40	2022	76	10,322
UOP	719	20	2022	144	19,558
TOTALS	4,467			3,456	469,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,456	103.4080	136.50	471,744	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2863 HX Base Yr 2023



85515 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		469,385
TOTAL MARKET OB/XF VALUE		11,821
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		556,206
SOH/AGL Deduction		147,494
ASSESSED VALUE		408,712
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		357,990
TOTAL JUST VALUE		556,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015088	CO ISSUED	0	10/10/2022
21010119	NEW CONSTR	470,954	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1620	4/06/2023	WD	U	I	11	100
GRANTOR: BOWDEN KAREN MARIE &						
GRANTEE: BOWDEN KAREN M & SA						
2598/0470	10/10/2022	SW	Q	I	01	646,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BOWDEN KAREN MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N18 W22 U4 L4 W9 L3 D3 W4 S14 E17 D5 R3 E22$ FSP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3$ N22 W11 S2 W19$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10$ S10 E19 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	1,194.00	SF	10.00	10.00	100	2022	2022	3	99	11,821	

LAND DESCRIPTION

TOTAL OB/XF 11,821

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