

LOT 108
HAMPTON LAKES PHASE IV-A
OR 2343/796

PERRY JAY N
85609 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0108-0000



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		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	364,620
FGR	1,339	55	2021	736	104,501
FOP	35	30	2021	10	1,420
FSP	162	40	2021	65	9,229
TOTALS	4,104			3,379	479,770

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	1,412.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,379	108.6520	143.42	484,616	2021	2021	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2568 HX Base Yr									
85609 FALL RIVER PKWY, FERNANDINA BEACH									
BLD DATE 06/13/2023 MLU									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	1,412.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	1,412.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 479,770									
TOTAL MARKET OB/XF VALUE 7,269									
TOTAL LAND VALUE - MARKET 75,000									
TOTAL MARKET VALUE 562,039									
SOH/AGL Deduction 108,367									
ASSESSED VALUE 453,672									
TOTAL EXEMPTION VALUE 13 453,672									
BASE TAXABLE VALUE 0									
TOTAL JUST VALUE 562,039									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 538,910									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000957	NEW CONSTR	389,207	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1248	8/31/2021	SW	Q	I	01	460,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PERRY JAY N						
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] W11 FSP=[YR=2021] W18 S9 E18 N9\$ S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5\$ N19 W10 N15 W12 N12\$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80\$.									