

PATIENCE STEVEN & JOANNE
85074 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0155-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

3108HARDIE BRD 100
IRREGULAR 100

0305COMP SHNGL 100
DRYWALL 100

1114CLAY TILE 70
CARPET 30

0304CENTRAL 100
AIR DUCTED 100

41003100WOOD FRAME 100

1.000100NONE 100

0404Quality Level 04

0100SINGLE FAMILY

MKT AREA04

4077.00

3,5383,098357,633

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,098116.0166116.02359,430202220220000.5099.50

1 SINGLE FAM - 100% - 2025Heated Area: 2660HX Base Yr 2025

FSP2022

BAS2022

FGR2022

FOP2022

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000965.00SF10.0010.00100202220223999,554

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESS100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE06/13/2025BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL MARKET VALUE - MARKETTOTAL LAND VALUE - MARKETSOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

357,6339,55475,000442,1870442,18750,722391,465442,1870426,112

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2743/66110/07/2024WDQI02539,000

GRANTOR: GOLDIE KRYSTAL LYNN &
GRANTEE: PATIENCE STEVEN & J
2570/04155/27/2022SWQI01430,000
GRANTOR: LENNAR HOMES LLC
GRANTEE: GOLDIE KRYSTAL LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W7 W11 S11 W18 N11 W10 W4 S70 E12 E2 N7 E6 N13 E30 N50 \$
FGR=[YR=2022;ORIG=-29,70] E9 S1 E20 N21 W30 S13 S7 E1 \$
FSP=[YR=2022;ORIG=-18,0] W18 S11 E18 N11 \$
FOP=[YR=2022;ORIG=-38,70] S2 E9 N22 W1 N7 W6 S7 W2 \$
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