

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	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		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,282	100	2020
FGR	587	55	2020
FOP	25	30	2020
FSP	165	40	2020
TOTALS	3,059		
			2,679
			316,790

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	120.0528	120.05	321,614	2020	2020	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2021 Heated Area: 2282 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		316,790	
TOTAL MARKET OB/XF VALUE		15,661	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		407,451	
SOH/AGL Deduction		81,957	
ASSESSED VALUE		325,494	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		274,772	
TOTAL JUST VALUE		407,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006217	INSTALL 21X20 SCR	13,902	06/10/2025
20009362	CO ISSUED	0	11/16/2020
20003004	NEW CONSTR	310,459	05/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1143	10/28/2020	SW	Q	I	01	320,000
GRANTOR: LENNAR HOMES LLC						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES																
L N	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	879.00	SF	10.00	10.00	100	2020	2020	3	98	8,614	
2	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	
3	0462	ST/AL FNC	0	100	0	688.00	SF	10.00	10.00	100	2020	2020	3	90	6,192	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BUILDING NOTES	
85114 FALL RIVER PKWY, FERNANDINA BEACH	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							