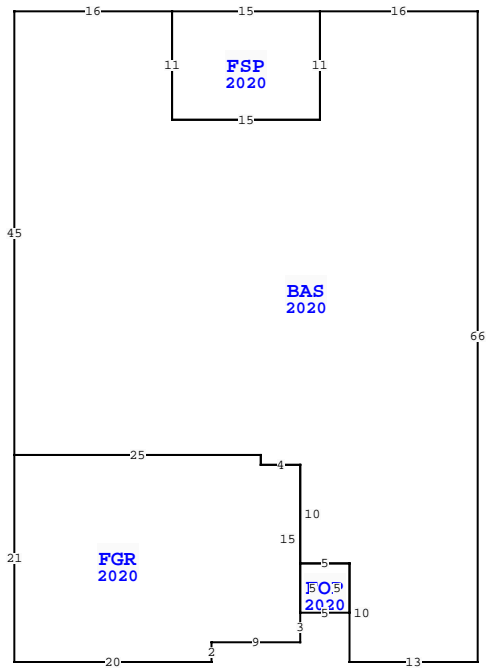


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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		

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% - 2022 Heated Area: 2282 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			316,790
TOTAL MARKET OB/XF VALUE			7,428
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			399,218
SOH/AGL Deduction			5,664
ASSESSED VALUE			393,554
TOTAL EXEMPTION VALUE	13		393,554
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			399,218
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010824	CO ISSUED	0	11/06/2020
20000137	NEW CONSTR	312,874	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1972	12/15/2020	SW	Q	I	01	333,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WEAVER FRISCO DEWAY						
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
1	0855	CONC PAVER	0	100	0	758.00	SF	10.00	10.00	100	2020	2020
85154 FALL RIVER PKWY, FERNANDINA BEACH												

BUILDING NOTES		
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU		
XF DATE		
INC DATE		

BUILDING DIMENSIONS												
BAS=[YR=2020] W16 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2020] S21 E20 N2 E9 N3 FOP=[YR=2020] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.												

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								