

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,716	120.0528	120.05	326,056	2020	2020	0	0	0	1.50	98.50		
1 SINGLE FAM - 100% - 2021 Heated Area: 2266 HX Base Yr 2021														

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

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 PAVR	0	100	0	584.00	SF	10.00	10.00	100	2020	2020	3	98	5,723	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2020	2,266	267,953
FGR	618	55	2020	340	40,205
FOP	48	30	2020	14	1,656
FSP	240	40	2020	96	11,352
TOTALS	3,172			2,716	321,165

EXTRA FEATURES																
85170 FALL RIVER PKWY, FERNANDINA BEACH																

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				321,165
TOTAL MARKET OB/XF VALUE				5,723
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				401,888
SOH/AGL Deduction				295,584
ASSESSED VALUE				106,304
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				55,582
TOTAL JUST VALUE				401,888
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				387,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009075	CO ISSUED	0	09/29/2020
2000125	NEW CONSTR	314,132	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/670	3/21/2024	WD	U	I	11	100

GRANTOR: ROBINSON EVELYN FAY D  
GRANTEE: ROBINSON JASON PHIL  
2407/1731 10/29/2020 SW Q I 02 317,500  
GRANTOR: LENNAR HOMES LLC  
GRANTEE: ROBINSON EVELYN FAY

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2020] W13 FSP=[YR=2020] W20 S12 E20 N12\$ S12 W20 N12 W16 S46 FGR=[YR=2020] S20 E10 S2 E19 N11 FOP=[YR=2020] E6 N8 W6 S8\$ N11 W29\$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62\$.																

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	DPHT 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									