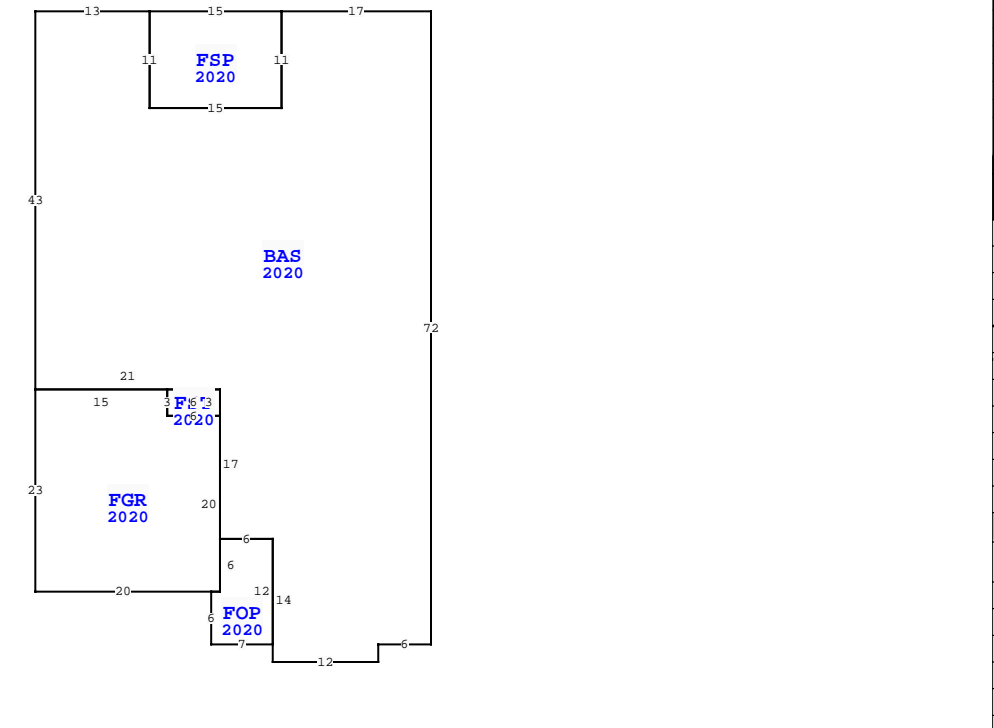


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,773	119.0448	119.04	330,098	2020	2020	0	0	1.50	98.50



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
BAS	2,418	100
FGR	465	55
FOP	78	30
FSP	165	40
FST	18	55
TOTALS	3,144	

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	790.00	SF	10.00	10.00	100	2020	2020	3	98	7,742	

EXTRA FEATURES															
85226 FALL RIVER PKWY, FERNANDINA BEACH															
TOTAL OB/XF 7,742															

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			325,147
TOTAL MARKET OB/XF VALUE			7,742
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			407,889
SOH/AGL Deduction			5,920
ASSESSED VALUE			401,969
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			351,247
TOTAL JUST VALUE			407,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000121	NEW CONSTR	323,879	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2524/1423	12/15/2021	WD Q	Q	I	02	459,900
GRANTOR: MEDINA RAFAEL JR & AW						
GRANTEE: MYCHALCZUK MICHAEL						
2397/0689	9/23/2020	SW Q	Q	I	02	340,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MEDINA RAFAEL JR &						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2020] W17 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11															
W13 S43 FGR=[YR=2020] S23 E20 FOP=[YR=2020] S6 E7 N12 W6 S6															
W1\$ E1 N20 FST=[YR=2020] W6 N3 E6 S3\$ W6 N3 W15\$ E21 S17 E6															
S14 E12 N2 E6 N72\$.															

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							