LOT 4
HAMPTON LAKES PHASE V-A
OR 2409/1745

YUHAS MICHAEL JOSEPH
84959 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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

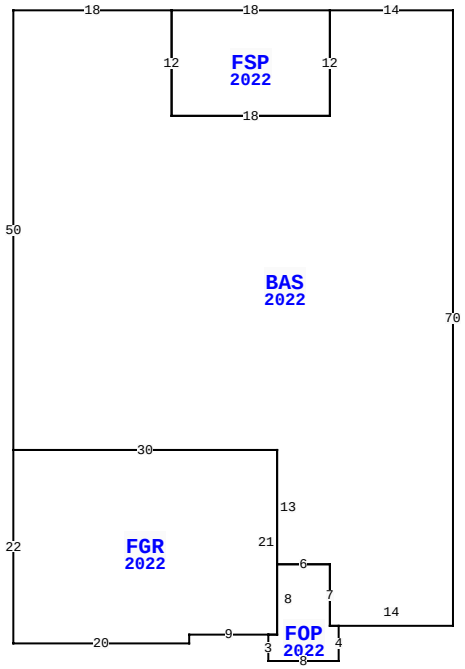
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2022	2,642	304,992
FGR	650	55	2022	358	41,327
FOP	73	30	2022	22	2,539
FSP	216	40	2022	86	9,928
TOTALS	3,581			3,108	358,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	116.0166	116.02	360,590	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2642 HX Base Yr 2024



84959 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	358,787
TOTAL MARKET OB/XF VALUE	11,484
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	445,271
SOH/AGL Deduction	3,661
ASSESSED VALUE	441,610
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	390,888
TOTAL JUST VALUE	445,271
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004800	CO ISSUED	0	06/17/2022
21004800	NEW CONSTR	385,820	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0996	6/21/2022	SW	Q	I	01	427,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: YUHAS MICHAEL JOSEP						
2512/1988	11/08/2021	SW	U	V	37	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] W18 S12 E18 N12$ S12 W18 N12 W18 S50 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E8 N4 W1 N7 W6 S8 W1$ E1 N21 W30$ E30 S13 E6 S7 E14 N70 $.

EXTRA FEATURES

LN	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	0	1,160.00	SF	10.00	10.00	100	2022	2022	3	99	11,484	

TOTAL OB/XF 11,484

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS