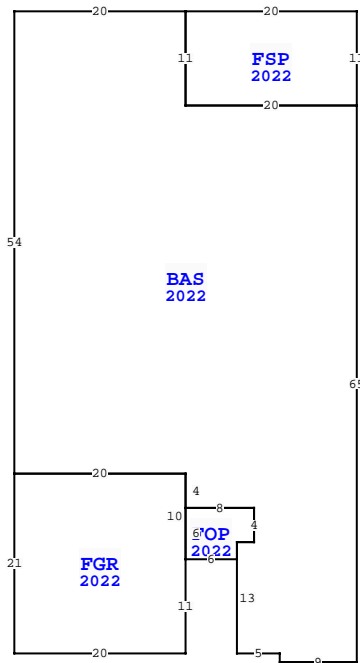




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	2,259	100	2022
FGR	420	55	2022
FOP	44	30	2022
FSP	220	40	2022
TOTALS	2,943		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,591	123.0768	123.08	318,900	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2259 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,306
TOTAL MARKET OB/XF VALUE			5,732
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			398,038
SOH/AGL Deduction			7,372
ASSESSED VALUE			390,666
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			339,944
TOTAL JUST VALUE			398,038
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011163	CO ISSUED	0	07/21/2022
21015198	NEW CONSTR	369,044	11/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0400	7/27/2022	SW Q	Q	I	01	460,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HAYNAM SHUAN ARTHUR						
2578/0930	6/07/2022	SW Q	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
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	579.00	SF	10.00	10.00	100	2022	2022	3	99	5,732	

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

84863 FALL RIVER PKWY, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2022] W20 BAS=[YR=2022] W20 S54 FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E6 N2 E2 N4 W8 S6\$ N10 W20\$ E20 S4 E8 S4 W2 S13 E5 S1 E9 N65 W20 N11\$ S11 E20 N11\$.	

LAND DESCRIPTION																								
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	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							