LOT 38
HAMPTON LAKES PHASE V-A
OR 2409/1745

SCOULAR LEONA E & ANDREW PHILIP
84751 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0038-0000

BUILDING CHARACTERISTICS

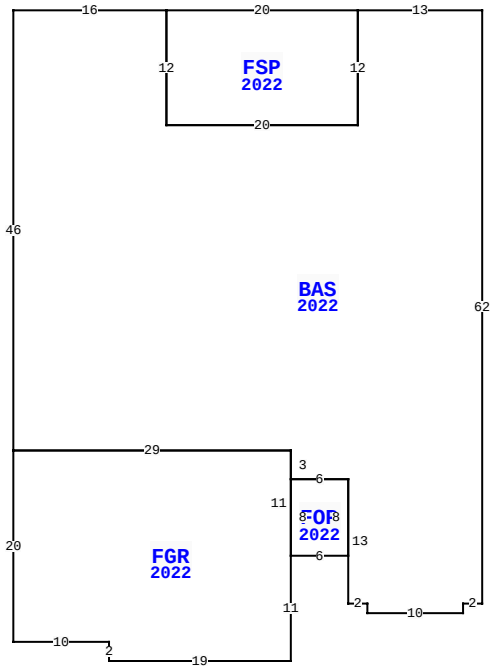
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,266	100	2022	2,266	265,442
FGR	618	55	2022	340	39,828
FOP	48	30	2022	14	1,640
FSP	240	40	2022	96	11,245
TOTALS	3,172			2,716	318,156

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	117.7344	117.73	319,755	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2266 HX Base Yr 2023



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

84751 FALL RIVER PKWY, FERNANDINA BEACH

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	794.00	SF	10.00	10.00	100	2022	2022	3	99	7,861	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,156
TOTAL MARKET OB/XF VALUE	7,861
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	401,017
SOH/AGL Deduction	7,231
ASSESSED VALUE	393,786
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	343,064
TOTAL JUST VALUE	401,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017680	CO ISSUED	0	12/01/2022
22004489	NEW CONSTR	381,531	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0839	11/29/2022	SW	Q	I	01	430,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCOULAR LEONA ELIZA						
2595/1570	10/06/2022	SW	U	V	37	1,000,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W20 S12 E20 N12$ S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6N8W6S8$ N11 W29$ E29 S3 E6 S13 E2 S1 E10 N1 E2 N62$.

LAND DESCRIPTION

TOTAL OB/XF 7,861

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 02/23/2023 BY DC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS