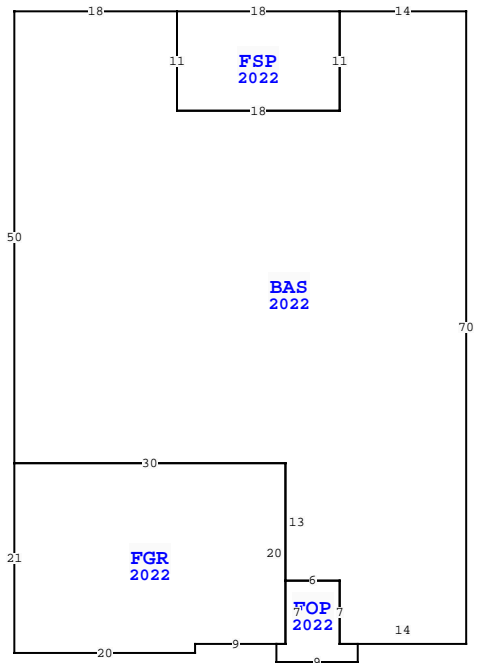


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	2,660	100	2022
FGR	620	55	2022
FOP	60	30	2022
FSP	198	40	2022
TOTALS	3,538		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	114.7608	114.76	355,526	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2660 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			353,748
TOTAL MARKET OB/XF VALUE			9,855
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			438,603
SOH/AGL Deduction			37,932
ASSESSED VALUE			400,671
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			349,949
TOTAL JUST VALUE			438,603
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018131	CO ISSUED	0	12/09/2022
22004487	NEW CONSTR	439,410	03/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1920	12/11/2023	LE U		I	11	100

GRANTOR: CAMPIONE CHRISTOPHER  
GRANTEE: CAMPIONE FAMILY TRU  
2604/1271 11/25/2022 SW Q I 01 465,500  
GRANTOR: LENNAR HOMES LLC  
GRANTEE: CAMPOINE CHRISTOPHE

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	867.00	UT	10.00	10.00	100	2022	2022	3	99	8,583	
2	0462	ST/AL FNC	0	100	0	72.00	SF	10.00	10.00	100	2022	2022	3	95	684	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

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

BUILDING NOTES	
84743 FALL RIVER PKWY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.	

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	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									