LOT 170
HAMPTON LAKES PHASE V-A
OR 2409/1745

STEPP JOHNNY DEAN III & TANYA
84722 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0170-0000

BUILDING CHARACTERISTICS

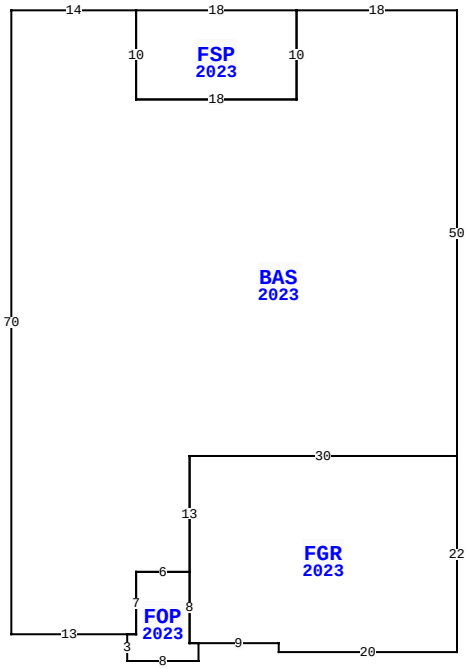
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,678	100	2023	2,678	305,506
FGR	650	55	2023	358	40,841
FOP	65	30	2023	20	2,282
FSP	180	40	2023	72	8,214
TOTALS	3,573			3,128	356,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,128	114.0846	114.08	356,842	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2678 HX Base Yr 2024



84722 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		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		356,842
TOTAL MARKET OB/XF VALUE		12,384
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		444,226
SOH/AGL Deduction		5,375
ASSESSED VALUE		438,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,129
TOTAL JUST VALUE		444,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001778	CO ISSUED	0	02/09/2023
22007965	NEW CONSTR	365,200	05/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1305	2/27/2023	SW	Q	I	01	486,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STEPP JOHNNY DEAN I						
2607/1241	12/07/2022	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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	815.00	SF	10.00	10.00	100	2023	2023		100	8,150	
2	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2023	2023		98	4,234	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W18 S10 W18 N10 W14 S70 E13 E1 N7 E6 N13 E30 N50 $
FGR=[YR=2023;ORIG=80,60] W30 S13 S8 E1 E9 S1 E20 N22 $
FSP=[YR=2023;ORIG=44,10] E18 S10 W18 N10 $
FOP=[YR=2023;ORIG=44,73] E6 S8 E1 S2 W8 N3 E1 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,384

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	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							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS