LOT 179
HAMPTON LAKES PHASE V-A
OR 2409/1745

PAXSON JOSEPH P & LORNA S
84874 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0179-0000

BUILDING CHARACTERISTICS

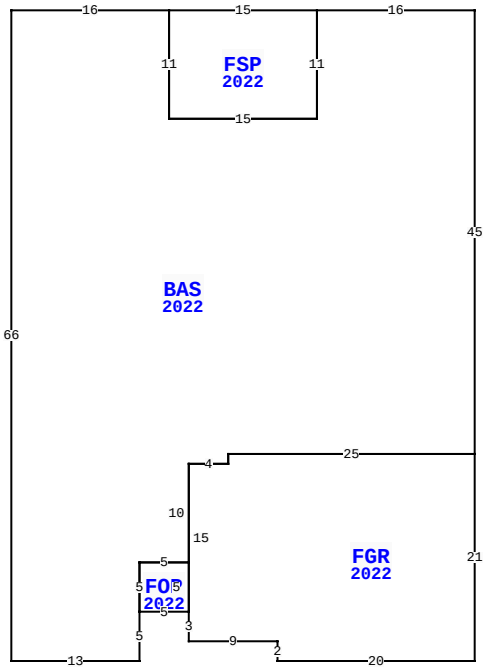
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,282	100	2022	2,282	274,196
FGR	587	55	2022	323	38,810
FOP	25	30	2022	8	961
FSP	165	40	2022	66	7,930
TOTALS	3,059			2,679	321,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	120.7584	120.76	323,516	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024



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

84874 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,898
TOTAL MARKET OB/XF VALUE		8,494
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		405,392
SOH/AGL Deduction		3,140
ASSESSED VALUE		402,252
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		346,530
TOTAL JUST VALUE		405,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013090	CO ISSUED	0	08/25/2022
21015065	NEW CONSTR	376,981	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1081	8/31/2022	SW	Q	I	01	441,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PAXSON JOSEPH PATRI						
2554/0768	4/08/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W25 S1 W4 S15$ N5W5S5$ N5E5 N10 E4 N1 E25 N45 $.

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	858.00	SF	10.00	10.00	100	2022	2022	3	99	8,494	

LAND DESCRIPTION

TOTAL OB/XF 8,494

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	000134	C	RES POND	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 DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS