LOT 182
HAMPTON LAKES PHASE V-A
OR 2409/1745

SCHOENINGER DEBRA PAIGE
84898 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0182-0000

BUILDING CHARACTERISTICS

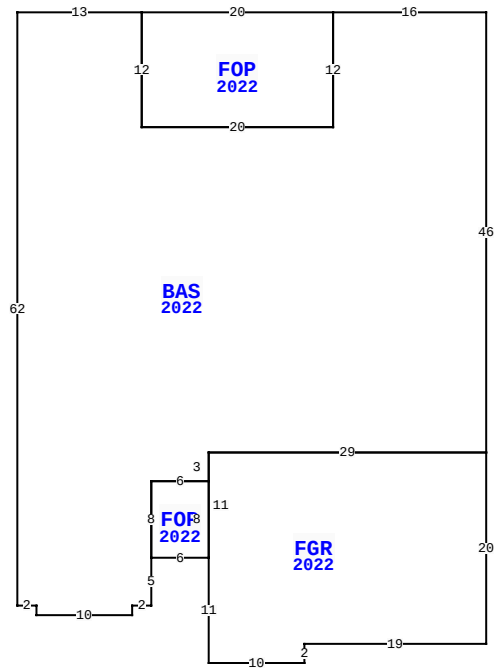
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	600	55	2022	330	38,657
FOP	48	30	2022	14	1,640
FOP	240	30	2022	72	8,435
TOTALS	3,154			2,682	314,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,682	117.7344	117.73	315,752	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2266 HX Base Yr 2024



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

84898 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,173
TOTAL MARKET OB/XF VALUE		7,455
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,628
SOH/AGL Deduction		60,442
ASSESSED VALUE		336,186
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,464
TOTAL JUST VALUE		396,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012705	CO ISSUED	0	08/18/2022
21006473	NEW CONSTR	345,681	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1715	8/19/2022	SW	Q	I	01	462,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCHOENINGER JOHN CA						
2538/0636	2/07/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W20 S12 E20 N12$ S12 W20 N12 W13 S62 E2S1 E10 N1E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11$ N8 W6 S8$ N8 E6 N3 E29 N46$.

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	753.00	SF	10.00	10.00	100	2022	2022	3	99	7,455	

LAND DESCRIPTION

TOTAL OB/XF 7,455

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