

LOT 183
HAMPTON LAKES PHASE V-A
OR 2409/1745

WATSON JAMES WILLIAM/RUTSEY CATHLEEN GRACE
84906 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0183-0000



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	2,660	100	2022	2,660	303,736
FGR	620	55	2022	341	38,937
FOP	60	30	2022	18	2,056
FSP	198	40	2022	79	9,021
TOTALS	3,538			3,098	353,748

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	846.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

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

84906 FALL RIVER PKWY, FERNANDINA BEACH											
TOTAL OB/XF 8,375											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		353,748	
TOTAL MARKET OB/XF VALUE		8,375	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		437,123	
SOH/AGL Deduction		8,596	
ASSESSED VALUE		428,527	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		377,805	
TOTAL JUST VALUE		437,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013297	CO ISSUED	0	08/30/2022
21006489	NEW CONSTR	385,820	07/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2589/0052	9/02/2022	SW	Q	I	01	466,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: WATSON JAMES WILLIA							
2538/0636	2/07/2022	SW	Q	V	05	308,000	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.											