LOT 192
HAMPTON LAKES PHASE V-A
OR 2409/1745

DYE SUSAN R & RANDALL K ET AL/RAMSEY-PYLES VIVIAN
84978 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0192-0000

NASSAU COUNTY PROPERTY

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 100
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

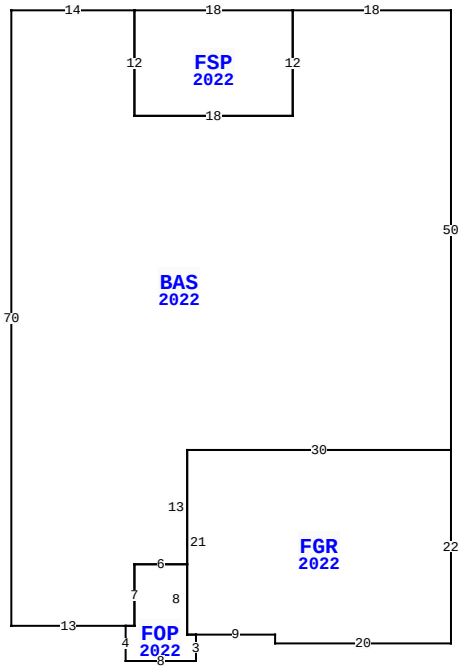
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2022	2,642	314,877
FGR	650	55	2022	358	42,667
FOP	73	30	2022	22	2,622
FSP	216	40	2022	86	10,249
TOTALS	3,581			3,108	370,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	119.7840	119.78	372,276	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2642 HX Base Yr 2023



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

84978 FALL RIVER PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,415
TOTAL MARKET OB/XF VALUE		9,029
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		454,444
SOH/AGL Deduction		9,165
ASSESSED VALUE		445,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,557
TOTAL JUST VALUE		454,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018844	CO ISSUED	0	12/28/2022
22003979	NEW CONSTR	439,055	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0815	11/28/2022	SW	Q	I	01	492,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RAMSEY-PYLES VIVIAN						
2562/0430	5/06/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W18 S12 E18 N12$ S12 W18 N12 W14 S70 E13 FOP=[YR=2022] S4E8N3 FGR=[YR=2022] E9 S1E20 N22 W30 S21 E1$ W1 N8 W6 S7 W1$ E1 N7 E6 N13 E30 N50$.

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	912.00	SF	10.00	10.00	100	2022	2022	3	99	9,029	

LAND DESCRIPTION

TOTAL OB/XF 9,029

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 02/24/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS