LOT 8
HAMPTON LAKES PHASE IV-B
OR 2320/460

MULCAHY THOMAS M & STUTENROTH JOINT REVOCABLE TRUS
85318 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

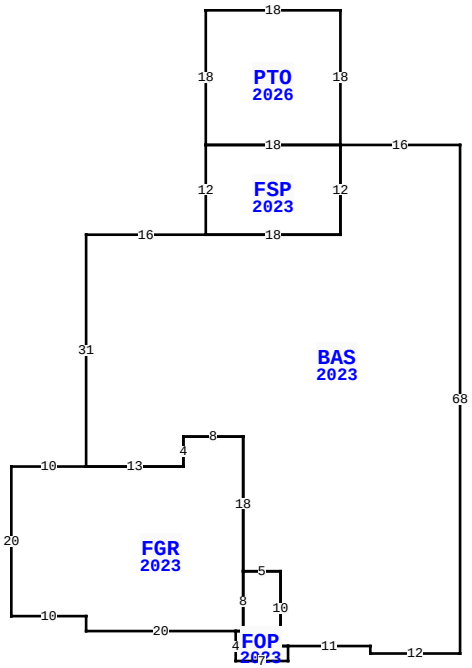
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02
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	2,368	100	2023	2,368	325,810
FGR	694	55	2023	382	52,559
FOP	66	30	2023	20	2,752
FSP	216	40	2023	86	11,833
PTO	324	5	2026	16	2,201
TOTALS	3,668			2,872	395,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,872	99.4802	138.28	397,140	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2368 HX Base Yr 2024



85318 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,154
TOTAL MARKET OB/XF VALUE		6,804
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		476,958
SOH/AGL Deduction		0
ASSESSED VALUE		476,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		425,547
TOTAL JUST VALUE		476,958
NCON VALUE		9,006
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001816	RES NEW SCREEN EN	12,000	02/21/2025
230006682			05/22/2023
21015750	NEW CONSTR	403,279	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/252	7/03/2024	WD	U	I	11	100
GRANTOR: MULACHY THOMAS MICHAE						
GRANTEE: MULCAHY THOMAS M &						
2643/287	5/23/2023	SW	Q	I	02	580,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MULACHY THOMAS MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W16 S12 W18 W16 S31 E13 N4 E8 S18 E5 S10 E1 E11 S1 E12 N68 $
FGR=[YR=2023;ORIG=40,43] E10 E13 N4 E8 S18 S8 W1 W20 N2 W10 N20 $
FSP=[YR=2023;ORIG=66,0] E18 S12 W18 N12 $
FOP=[YR=2023;ORIG=71,57] E5 S10 E1 S2 W7 N4 E1 N8 $
PTO=[YR=2026;ORIG=66,-18] E18 S18 W18 N18 $
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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
2	0912	SCRN RM G	0	100	18	18	324.00	SF	21.00	21.00	100	2026	2025		100	6,804	

LAND DESCRIPTION

TOTAL OB/XF 6,804

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	000135	C	RES NATURAL	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 06/12/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS