LOT 11
HAMPTON LAKES PHASE IV-B
OR 2320/460

HONEYWELL DANA &/GRAHAM BRENDA
85342 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0011-0000

BUILDING CHARACTERISTICS

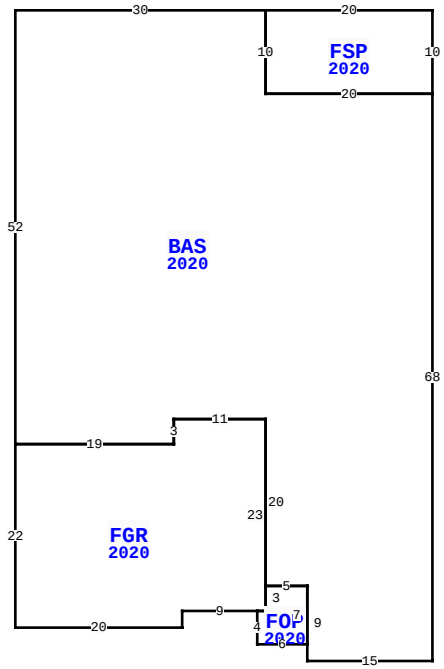
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,842	100	2020	2,842	380,314
FGR	673	55	2020	370	49,514
FOP	39	30	2020	12	1,606
FSP	200	40	2020	80	10,706
TOTALS	3,754			3,304	442,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,304	98.2376	136.55	451,161	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2842 HX Base Yr 2021



85342 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,138
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		517,138
SOH/AGL Deduction		200,602
ASSESSED VALUE		316,536
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,125
TOTAL JUST VALUE		517,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012967	CO ISSUED	0	12/28/2020
20008606	NEW CONSTR	387,939	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1932	12/29/2020	SW	Q	I	01	389,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HONEYWELL DANA & BR						
2373/0856	7/02/2020	SW	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W20 BAS=[YR=2020] W30 S52 FGR=[YR=2020] S22 E20 N2 E9 FOP=[YR=2020] S4 E6 N7 W5 S3 W1$ E1 N23 W11 S3 W19$ E19 N3 E11 S20 E5 S9 E15 N68 W20 N10$ S10 E20 N10$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS