LOT 16
HAMPTON LAKES PHASE IV-A
OR 2343/796

SCHEXNAYDER MICHAEL & KAREN
85382 FALL RIVER PKWY
FERNANIDNA BEACH, FL 32034

2026

13-2N-27-0723-0016-0000

BUILDING CHARACTERISTICS

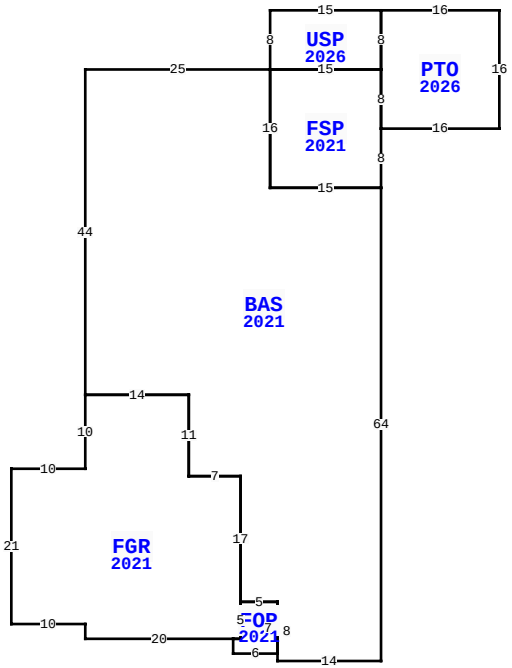
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,241	100	2021	2,241	320,027
FGR	826	55	2021	454	64,834
FOP	37	30	2021	11	1,571
FSP	240	40	2021	96	13,709
PTO	256	5	2026	13	1,857
USP	120	30	2026	36	5,141
TOTALS	3,720			2,851	407,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,851	104.3024	144.98	413,338	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 2241 HX Base Yr 2024



85382 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		407,138
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		482,138
SOH/AGL Deduction		164,352
ASSESSED VALUE		317,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,375
TOTAL JUST VALUE		482,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002876	INSTALL 8X15 COMP	4,236	03/20/2025
20013051	NEW CONSTR	322,143	12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/1935	12/11/2023	WD	Q	I	02	527,500
GRANTOR: MARRERO JOSE JR & TAN						
GRANTEE: SCHEXNAYDER MICHAEL						
2661/986	8/02/2023	WD	Q	I	01	525,000
GRANTOR: MYER GARY & MELISSA M						
GRANTEE: MARRERO JOSE JR & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-15,0] W25 S44 E14 S11 E7 S17 E5 S8 E14 N64 W15 N16 $
FGR=[YR=2021;ORIG=-40,44] S10 W10 S21 E10 S2 E20 E1 N5 N17 W7 N11 W14 $
FSP=[YR=2021;ORIG=0,0] W15 S16 E15 N8 N8 $
FOP=[YR=2021;ORIG=-20,77] S2 E6 N7 W5 S5 W1 $
USP=[YR=2026;ORIG=-15,0] E15 N8 W15 S8 $
PTO=[YR=2026;ORIG=0,-8] E16 S16 W16 N8 N8 $
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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