LOT 29
HAMPTON LAKES PHASE IV-A
OR 2343/796

MISCIASCI LUC G & KIM A
85486 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0029-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

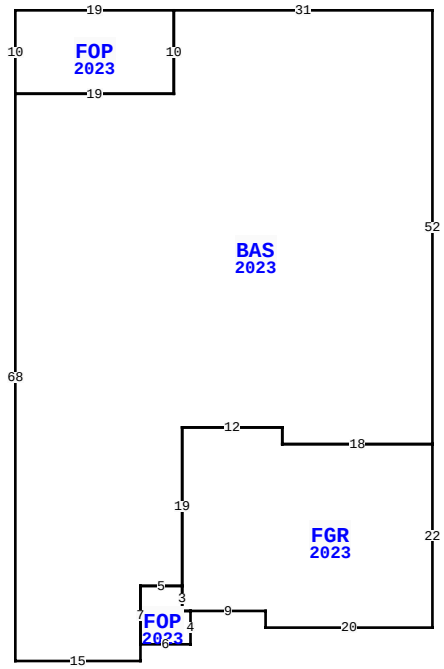
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,861	100	2023	2,861	391,478
FGR	664	55	2023	365	49,944
FOP	39	30	2023	12	1,642
FOP	190	30	2023	57	7,800
TOTALS	3,754			3,295	450,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,295	98.9368	137.52	453,128	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 0% - 2024 Heated Area: 2861 HX Base Yr



85486 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	450,862
TOTAL MARKET OB/XF VALUE	50,000
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	700,862
SOH/AGL Deduction	0
ASSESSED VALUE	700,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	700,862
TOTAL JUST VALUE	700,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	710,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009882	POOL	52,995	08/01/2023
230006191	CO		05/12/2023
21015684	NEW CONSTR	470,954	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1613	5/17/2023	SW	Q	I	01	726,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MISCIASCI LUC G & K						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W31 S10 W19 S68 E15 N2 N7 E5 N19 E12 S2 E18 N52 $
FOP=[YR=2023;ORIG=40,10] E19 S10 W19 N10 $
FGR=[YR=2023;ORIG=60,60] E12 S2 E18 S22 W20 N2 W9 W1 N3 N19 $
FOP=[YR=2023;ORIG=55,79] E5 S3 E1 S4 W6 N7 $
.

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	0860	POOL/SPA	0	0	28	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/01/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS