LOT 32
HAMPTON LAKES PHASE IV-A
OR 2343/796

BRAUN RICHARD ALAN & MARY JUDITH
85510 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0032-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

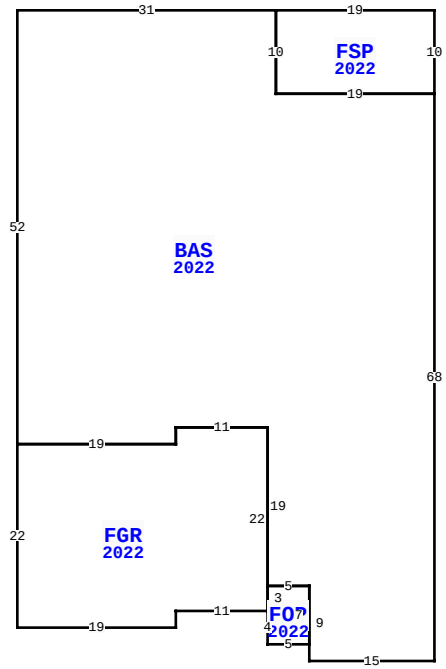
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	420,082
FGR	660	55	2022	363	53,262
FOP	35	30	2022	10	1,467
FSP	190	40	2022	76	11,151
TOTALS	3,748			3,312	485,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,312	106.6280	148.21	490,872	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 2863 HX Base Yr 2024



85510 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		485,963
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		685,963
SOH/AGL Deduction		36,931
ASSESSED VALUE		649,032
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		597,621
TOTAL JUST VALUE		685,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014232	CO ISSUED	0	09/19/2022
21017732	NEW CONSTR	470,954	12/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/624	9/15/2023	WD	Q	I	01	855,000
GRANTOR: CHAPMAN SCOTT CHARLES						
GRANTEE: BRAUN RICHARD ALAN						
2592/1937	9/21/2022	SW	Q	I	01	701,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CHAPMAN SCOTT CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3$ N22 W11 S2 W19$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10$ S10 E19 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/07/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS