LOT 34
HAMPTON LAKES PHASE IV-A
OR 2343/796

WEBB PAUL HARRY & THERESE L
85526 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0034-0000

BUILDING CHARACTERISTICS

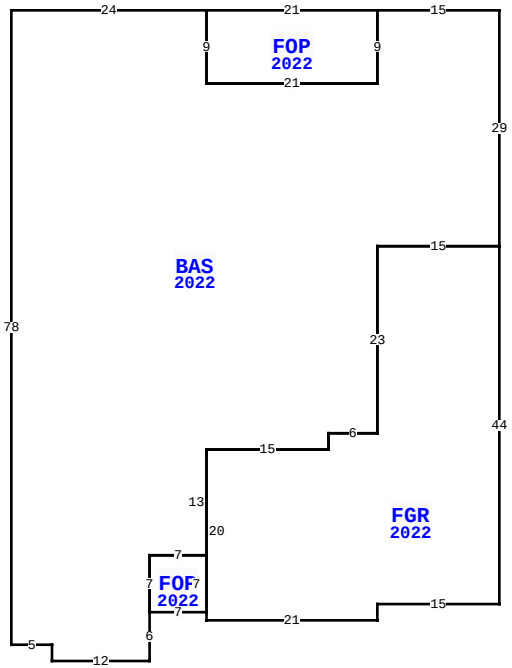
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	3,187	100	2022	3,187	417,708
FGR	1,113	55	2022	612	80,213
FOP	49	30	2022	15	1,966
FOP	189	30	2022	57	7,471
TOTALS	4,538			3,871	507,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,871	95.2470	132.39	512,482	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 3187 HX Base Yr 2023



85526 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024 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		507,357
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		747,357
SOH/AGL Deduction		74,900
ASSESSED VALUE		672,457
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		621,046
TOTAL JUST VALUE		747,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		766,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007089	FIBERGLASS POOL	65,000	06/01/2023
22014356	CO ISSUED	0	09/20/2022
21010269	NEW CONSTR	548,862	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/0338	9/22/2022	SW	Q	I	01	700,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WEBB PAUL HARRY & T						
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=2022] W15 FOP=[YR=2022] W21 S9 E21 N9$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2022] E7 FGR=[YR=2022] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20$ N7 W7 S7$ N7 E7 N13 E15 N2 E6 N23 E15 N29$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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	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 08/01/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS