LOT 90
HAMPTON LAKES PHASE IV-A
OR 2343/796

DECANIO DONALD & SUSAN
85409 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0090-0000

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 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

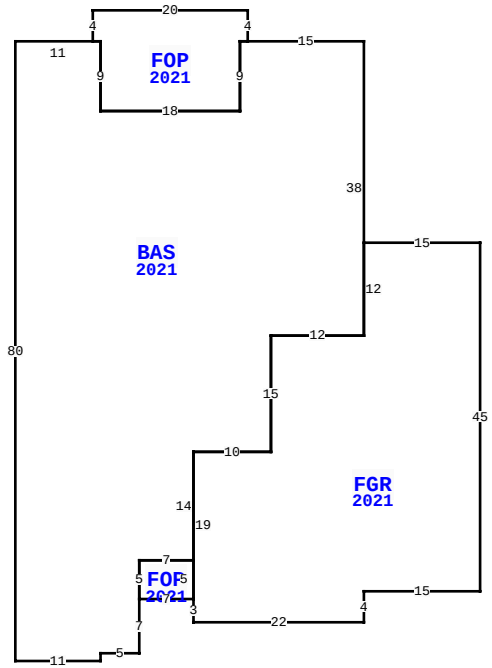
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2021	2,568	341,101
FGR	1,339	55	2021	736	97,761
FOP	35	30	2021	10	1,329
FOP	242	30	2021	73	9,696
TOTALS	4,184			3,387	449,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,387	97.0140	134.85	456,737	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2568 HX Base Yr 2022



85409 FALL RIVER PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		449,886
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		524,886
SOH/AGL Deduction		76,755
ASSESSED VALUE		448,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,720
TOTAL JUST VALUE		524,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013050	NEW CONSTR	391,061	12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0404	9/15/2021	SW	Q	I	02	430,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DECANIO DONALD & SU						
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

BAS=[YR=2021] W15 FOP=[YR=2021] N4 W20 S4 E1 S9 E18 N9 E1$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2021] E7 FGR=[YR=2021] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19$ N5 W7 S5$ N5 E7 N14 E10 N15 E12 N38$.

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	000134	C	RES POND	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