

PERRY JAY N
85609 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0108-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall										0900										4									
Roof Structur										01										3,379									
Roof Cover										03										103.2194									
Interior Wall										05										143.47									
Interior Floo										11										484,785									
Interior Floo										14										2021									
Air Condition										03										2021									
Heating Type										04										0									
Bedrooms										3										0									
Bathrooms										2.5										1.50									
Frame										02										98.50									
Stories										1										0									
Units										0										1									
Occupancy										00										0									
Quality										02										0									
DOR CODE										0100										0									
MAP NUM										04										0									
NEIGHBORHOOD/LOC										4077.00										0									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										2,568										362,905									
FGR										1,339										104,010									
FOP										35										1,413									
FSP										162										9,186									
TOTALS										4,104										3,379									
EXTRA FEATURES										85609 FALL RIVER PKWY, FERNANDINA BEACH										06/13/2023									
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										0									
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									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV										0										0									
REVIEW DATE										01/01/2023										BY									
CD										Total Acres: 0.00										Total Land Value: 75,000									
Market: 0										Agricultural: 0										Common: 75,000									
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