

STEPANIAN ARTHUR R JR & KELLY
85111 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0124-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		31		HARDIE BRD 100		0100		01		3,098		114.0846		119.79		371,109		2021		2021		0		0		1.50		98.50		4			
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2022		Heated Area: 2660		HX Base Yr 2022		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		BUILDING MARKET VALUE		365,542		0					
Roof Structur		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Interior Wall		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Air Condition		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Heating Type		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Bedrooms		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Bathrooms		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Frame		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Stories		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Units		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Occupancy		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 70		14		CARPET 30		CENTRAL 100		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Quality		04		Quality Level 04		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		2,660		100		2021		2,660		313,861		FGR		620		55		2021		341		40,235		FOP		60		30		2021		18		2,124	
FGR		620		55		2021		341		40,235		FOP		60		30		2021		18		2,124		FSP		198		40		2021		79		9,321	
FOP		60		30		2021		18		2,124		FSP		198		40		2021		79		9,321		TOTALS		3,538				3,098		365,542			
FSP		198		40		2021		79		9,321		TOTALS		3,538				3,098		365,542		85111 FALL RIVER PKWY, FERNANDINA BEACH		BLD DATE		03/06/2023		NW		LGL DATE		06/13/2023		MLU	
EXTRA FEATURES		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			
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			