

WIGGINS STEPHEN T & CHERYL L
85034 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0150-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 70
CARPET 30

Air Condition
Heating Type

1404CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3 100
02WOOD FRAME 100

Stories
Units
Occupancy

1.
0
001. 100
100
NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4077.00

TOTALS

3,5523,102366,015

85034 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE03/06/2023NW
XF DATE
INC DATE

LGL DATE06/13/2023MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTOT ADJUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100013,102114.0846119.79371,589202120210001.5098.50

1 SINGLE FAM 100% - 2025Heated Area: 2660HX Base Yr 2025

Diagram showing lot dimensions and area calculations:

Basement (BAS) 2021: 13x13=169 sq ft

Floor Plan (FOP) 2021: 13x7=91 sq ft

Floor Plan (FGR) 2021: 20x21=420 sq ft

Floor Plan (FSP) 2021: 11x11=121 sq ft

Total Area: 681 sq ft

NASSAU COUNTY PROPERTY

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VALUATION BYTax Group: 4Tax Dist:BUILDING MARKET VALUE366,015TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET75,000TOTAL MARKET VALUE441,015SOH/AGL Deduction43,746ASSESSED VALUE397,269TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE345,858TOTAL JUST VALUE441,015NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE435,237

SALES DATA

OFF RECORD NumberDATEINSTQUANTITYRSNCD SALE PRICE

2708/5954/24/2024WDQI02525,000

GRANTOR: RENWICK SCOTT CLARK & GRANTEE: WIGGINS STEPHEN T & 2447/06613/29/2021SWQI02354,000

GRANTOR: LENNAR HOMES LLC GRANTEE: RENWICK SCOTT CLARK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FSP=[YR=2021] W18 S11 E18 N11\$ W14 S70 E13 FOP=[YR=2021] S4 E8 N4 FGR=[YR=2021] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W1\$ E1 N7 E6 N13 E30 N50\$.

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/09/2026 BY SYS