LOT 169
HAMPTON LAKES PHASE IV-B
OR 2320/460

DOWNS MICHAEL A & ANGELA K
85190 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0169-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

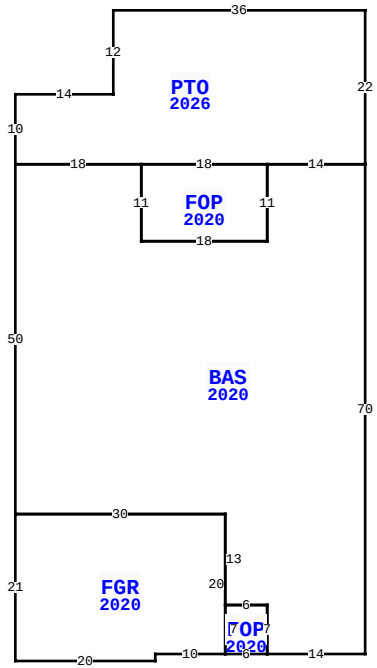
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2020	2,660	322,565
FGR	620	55	2020	341	41,351
FOP	42	30	2020	13	1,577
FOP	198	30	2020	59	7,155
PTO	932	5	2026	47	5,700
TOTALS	4,452			3,120	378,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,120	117.8520	123.74	386,069	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2660 HX Base Yr 2021



85190 FALL RIVER PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,348
TOTAL MARKET OB/XF VALUE		19,572
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		472,920
SOH/AGL Deduction		81,686
ASSESSED VALUE		391,234
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,823
TOTAL JUST VALUE		472,920
NCON VALUE		25,271
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010930	SCRN ENCLSR = 802	13,600	09/29/2025
20008981	CO ISSUED	0	09/28/2020
20000131	NEW CONSTR	468,256	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0435	10/26/2020	SW	Q	I	01	369,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DOWNS MICHAEL A & A						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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
2	0912	SCRN RM G	0	100	0	0	932.00	SF	21.00	21.00	100	2026	2025		100	19,572	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E14 N70 $
PTO=[YR=2026;ORIG=0,0] N22 W36 S12 W14 S10 E18 E18 E14 $
FGR=[YR=2020;ORIG=-50,50] S21 E20 N1 E10 N20 W30 $
FOP=[YR=2020;ORIG=-14,0] W18 S11 E18 N11 $
FOP=[YR=2020;ORIG=-20,70] E6 N7 W6 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,572

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	000100	C	RES	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