LOT 173
HAMPTON LAKES PHASE IV-B
OR 2320/460

MYCHALCZUK MICHAEL & KAREN BETH
85226 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0173-0000

BUILDING CHARACTERISTICS

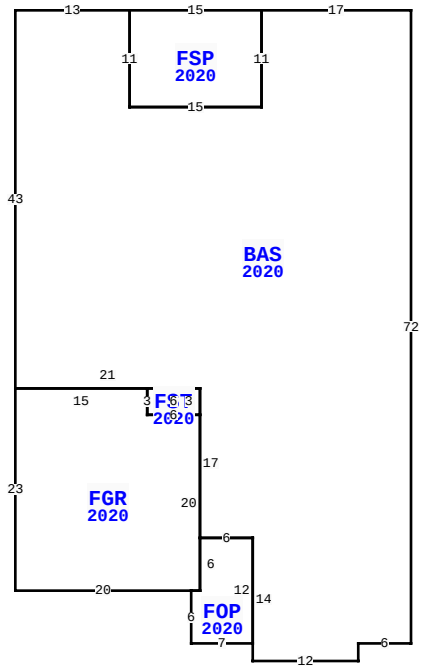
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,418	100	2020	2,418	296,205
FGR	465	55	2020	256	31,360
FOP	78	30	2020	23	2,818
FSP	165	40	2020	66	8,085
FST	18	55	2020	10	1,225
TOTALS	3,144			2,773	339,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	119.0448	125.00	346,625	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2023 Heated Area: 2418 HX Base Yr 2023



85226 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE	03/06/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,692
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		414,692
SOH/AGL Deduction		1,870
ASSESSED VALUE		412,822
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,411
TOTAL JUST VALUE		414,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000121	NEW CONSTR	323,879	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1423	12/15/2021	WD	Q	I	02	459,900
GRANTOR: MEDINA RAFAEL JR & AW						
GRANTEE: MYCHALCZUK MICHAEL						
2397/0689	9/23/2020	SW	Q	I	02	340,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MEDINA RAFAEL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] W15 S11 E15 N11$ S11 W15 N11 W13 S43 FGR=[YR=2020] S23 E20 FOP=[YR=2020] S6 E7 N12 W6 S6 W1$ E1 N20 FST=[YR=2020] W6 N3 E6 S3$ W6 N3 W15$ E21 S17 E6 S14 E12 N2 E6 N72$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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