LOT 16
HAMPTON LAKES PHASE V-A
OR 2409/1745

COOK TYECHIA A & ZATAURUS ROVERE
84855 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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

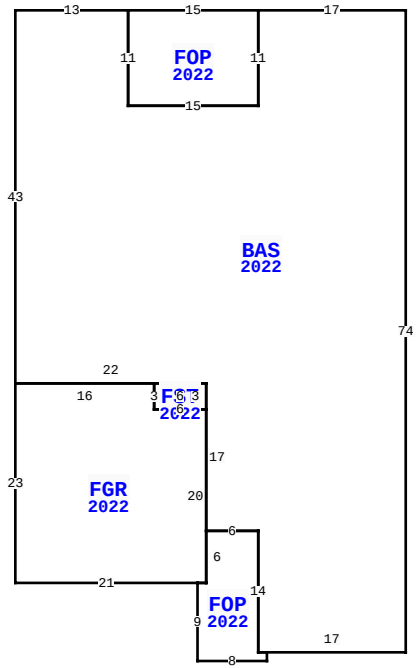
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2022	2,399	304,405
FGR	488	55	2022	268	34,007
FOP	100	30	2022	30	3,807
FOP	165	30	2022	50	6,345
FST	18	55	2022	10	1,269
TOTALS	3,170			2,757	349,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	122.0688	128.17	353,365	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2399 HX Base Yr



84855 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		349,831
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		424,831
SOH/AGL Deduction		4,273
ASSESSED VALUE		420,558
TOTAL EXEMPTION VALUE	13	420,558
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		424,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011434	CO ISSUED	0	07/26/2022
21010993	NEW CONSTR	389,937	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1749	7/27/2022	SW	Q	I	01	485,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: COOK TYECHIA ANDRIC						
2578/0930	6/07/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W15 S11 E15 N11$ S11 W15 N11 W13 S43 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S9 E8 N1 W1 N14 W6 S6 W1$ E1 N20 FST=[YR=2022] N3W6S3E6$ W6N3W16$ E22 S17 E6 S14 E17 N74$.

EXTRA FEATURES

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	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