

LOT 40
HAMPTON LAKES PHASE V-A
OR 2409/1745

WILLIAMS ANTHONY K & JULIETTE C
84735 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0040-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,282	100	2022	2,282	286,464
FGR	587	55	2022	323	40,546
FOP	25	30	2022	8	1,004
FOP	165	30	2022	50	6,277
FOP	570	30	2026	171	21,466
TOTALS	3,629			2,834	355,757

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2026

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,834	120.7584	126.80	359,351	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2025 Heated Area: 2282 HX Base Yr 2025											
84735 FALL RIVER PKWY, FERNANDINA BEACH											

TOTAL OB/XF											
3,500											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		355,757	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		434,257	
SOH/AGL Deduction		161,933	
ASSESSED VALUE		272,324	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		220,913	
TOTAL JUST VALUE		434,257	
NCON VALUE		24,966	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		403,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010560	FOP (32X16) W/ FP	16,947	09/18/2025
22017964	CO ISSUED	0	12/07/2022
22004490	NEW CONSTR	376,981	03/22/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2708/1164	4/26/2024	WD	Q	I	02
GRANTOR: MUHAMEDAGIC ALMIR & Z					
GRANTEE: WILLIAMS ANTHONY K					
2605/1763	11/26/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: MUHAMEDAGIC ALMIR &					

BUILDING NOTES											
BAS=[YR=2022;ORIG=0,0] W6 W10 S11 W15 N11 W13 W3 S45 E25 S1 E4 S10 E5 S10 E13 N66 \$											
FGR=[YR=2022;ORIG=-47,45] S21 E20 N2 E9 N3 N15 W4 N1 W25 \$											
FOP=[YR=2022;ORIG=-16,0] W15 S11 E15 N11 \$											
FOP=[YR=2022;ORIG=-18,61] E5 N5 W5 S5 \$											
FOP=[YR=2026;ORIG=-44,-15] E38 S15 W10 W15 W13 N15 \$											