LOT 187
HAMPTON LAKES PHASE V-A
OR 2409/1745

CLAPPER FAMILY TRUST/CLAPPER LUTHR E TRUSTEE
84938 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0187-0000

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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

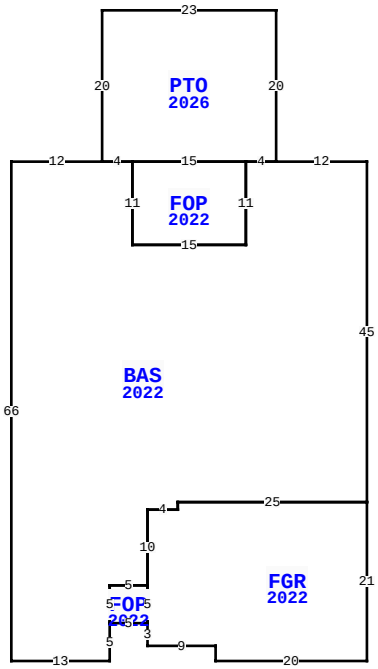
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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
PTO	460	5	2026	23	2,887
TOTALS	3,519			2,686	337,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	120.7584	126.80	340,585	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2282 HX Base Yr 2023



84938 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE		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		337,179
TOTAL MARKET OB/XF VALUE		9,660
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		421,839
SOH/AGL Deduction		0
ASSESSED VALUE		421,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,428
TOTAL JUST VALUE		421,839
NCON VALUE		12,547
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-12718	SCRN ENCLOSURE (2	110,000	11/12/2024
22011039	CO ISSUED	0	07/20/2022
21004797	NEW CONSTR	330,894	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/609	12/20/2024	WD	U	I	11	100
GRANTOR: CLAPPER LOIS L & LUTH						
GRANTEE: CLAPPER FAMILY TRUS						
2580/0455	7/21/2022	SW	Q	I	02	386,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CLAPPER LOIS L & LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W12 W4 S11 W15 N11 W4 W12 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 $
FGR=[YR=2022;ORIG=-29,61] S3 E9 S2 E20 N21 W25 S1 W4 S10 S5 $
FOP=[YR=2022;ORIG=-16,0] W15 S11 E15 N11 $
FOP=[YR=2022;ORIG=-34,61] E5 N5 W5 S5 $
PTO=[YR=2026;ORIG=-35,-20] E23 S20 W4 W15 W4 N20 $
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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
4	0912	SCRN RM G	0	100	23	20	460.00	SF	21.00	21.00	100	2026	2025		100	9,660	

LAND DESCRIPTION

TOTAL OB/XF 9,660

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	000134	C	RES POND	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 06/13/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS