

LOT 68
HAMPTON LAKES PHASE 3
OR 2229/288

CANIFF NANCY/LUCAS SEAN M
85330 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

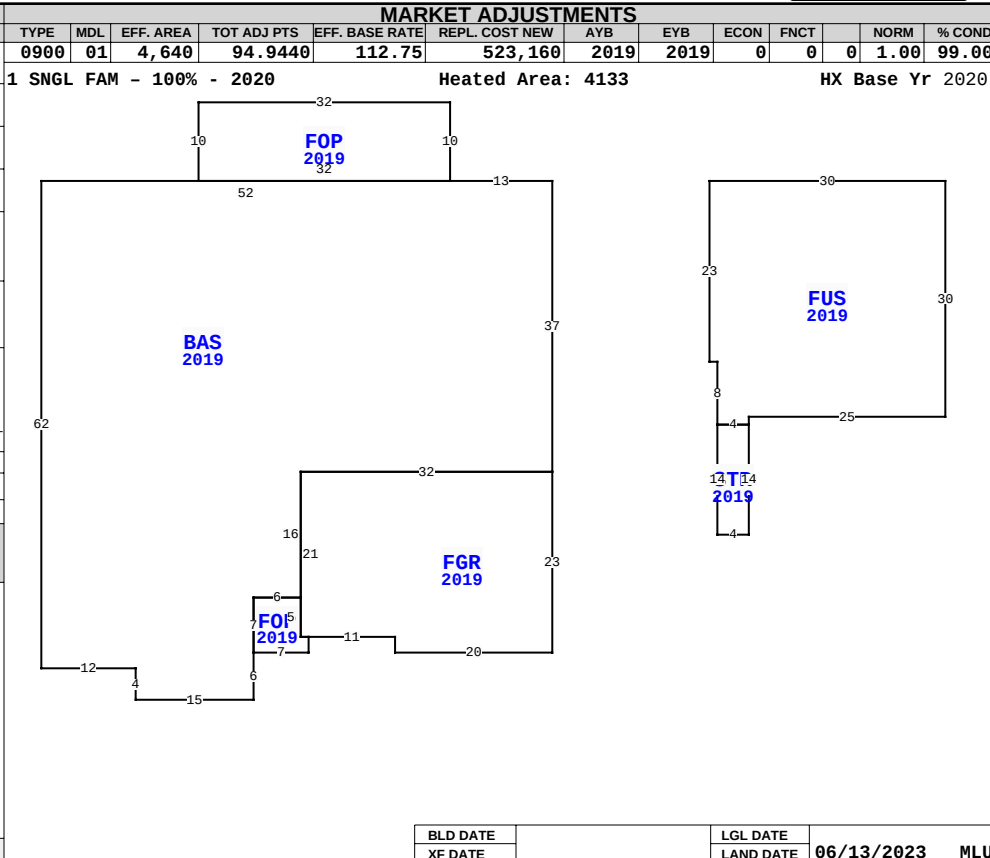
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100	3,236	361,210
FGR	712	55	392	43,756
FOP	44	30	13	1,451
FOP	320	30	96	10,716
FUS	897	100	897	100,126
STR	56	10	6	670

TOTALS	5,265		4,640	517,928
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	1,081.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0	100	0	44.00	SF	10.00	10.00	100	2019

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	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



85330 FALLEN LEAF DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		517,928	
TOTAL MARKET OB/XF VALUE		11,138	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		604,066	
SOH/AGL Deduction		181,503	
ASSESSED VALUE		422,563	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		372,563	
TOTAL JUST VALUE		604,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012553	CO ISSUED	0	12/10/2019
19002785	NEW CONSTR	543,937	03/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/1566	12/31/2019	SW	Q	I	01	487,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CANIFF NANCY & SEAN						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W13 FOP=[YR=2019] N10 W32 S10 E32\$ W52 S62 E12 S4 E15 N6 FOP=[YR=2019] E7 N2 FGR=[YR=2019] E11 S2 E20 N23 W32 S21 E1\$ W1 N5 W6 S7\$ N7 E6 N16 E32 N37\$ PTR=E20 FUS=[YR=2019] E30 S30 W25 S1 STR=[YR=2019] S14 W4 N14 E4\$ W4 N8 W1 N23\$ W20\$.											