

LOT 69
HAMPTON LAKES PHASE 3
OR 2229/288

FRICKENSTEIN FAM REV LVG TRST/FRICKENSTEIN SCOTT C
85344 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0069-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

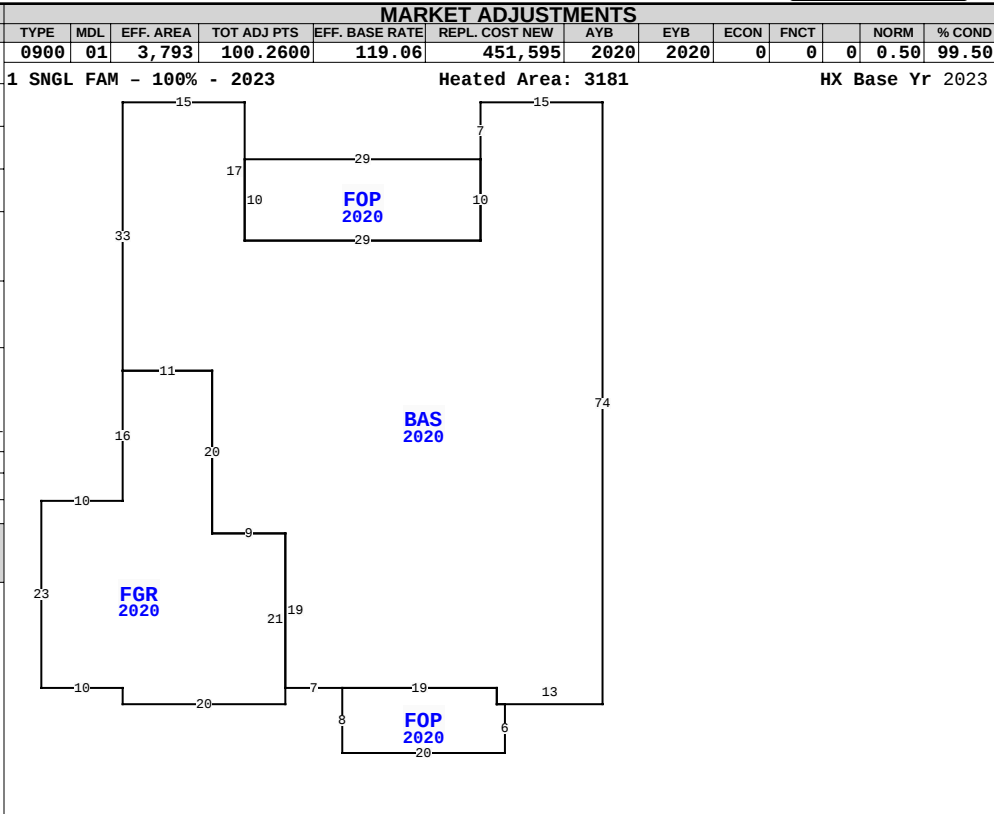
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4085.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,181	100	3,181	376,836
FGR	870	55	478	56,626
FOP	158	30	47	5,568
FOP	290	30	87	10,306

TOTALS	4,499		3,793	449,337
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,168.00	SF	10.00	10.00



85344 FALLEN LEAF DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0855	CONC PAVER	0 100	0	0	1,168.00	SF	10.00	10.00	100	2020	2020	3	99	11,563	

LAND DESCRIPTION										TOTAL OB/XF						11,563			
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	LA VA		
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			
REVIEW DATE		07/22/2020		BY NW		Total Acres: 0.00			Total Land Value: 75,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										449,337				
TOTAL MARKET OB/XF VALUE										11,563				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										535,900				
SOH/AGL Deduction										0				
ASSESSED VALUE										535,900				
TOTAL EXEMPTION VALUE										HX HB VX				
BASE TAXABLE VALUE										480,900				
TOTAL JUST VALUE										535,900				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										430,890				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008564	CO ISSUED	0	09/17/2020
20000601	NEW CONSTR	445,954	01/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/1452	6/21/2022	WD	Q	I	01	650,000
GRANTOR: COLE DOUGLAS A & SHER						
GRANTEE: FRICKENSTEIN FAMILY						
2396/1981	9/22/2020	SW	Q	I	02	481,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COLE DOUGLAS A & SH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W15 S7 FOP=[YR=2020] W29 S10 E29 N10\$ S10 W29 N17 W15 S33 FGR=[YR=2020] S16 W10 S23 E10 S2 E20 N21 W9 N20 W11\$ E11 S20 E9 S19 E7 FOP=[YR=2020] S8 E20 N6 W1 N2 W19 \$ E19 S2 E13 N74\$.									