LOT 70
HAMPTON LAKES PHASE 3
OR 2229/288

DOBITSCH SUE A & MATTHEW G
85358 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

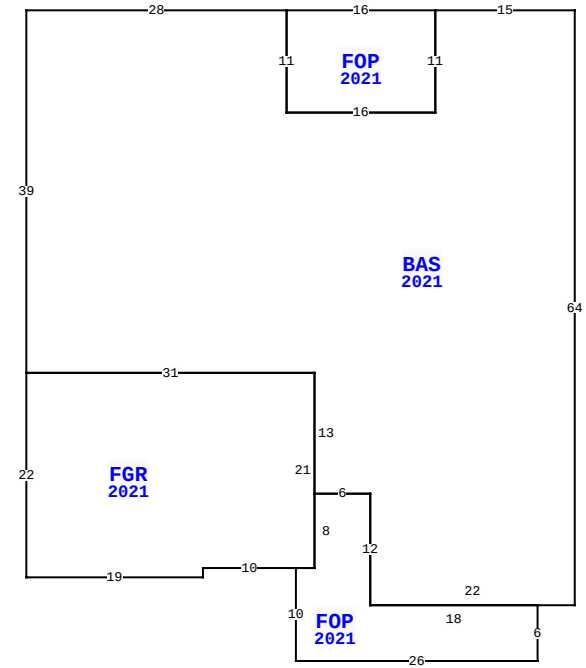
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,753	100	2,753	332,039
FGR	670	55	368	44,384
FOP	176	30	53	6,392
FOP	236	30	71	8,563
TOTALS	3,835		3,245	391,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,245	101.5680	120.61	391,379	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2753 HX Base Yr 2022



85358 FALLEN LEAF DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		391,379
TOTAL MARKET OB/XF VALUE		12,250
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		478,629
SOH/AGL Deduction		83,838
ASSESSED VALUE		394,791
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		344,791
TOTAL JUST VALUE		478,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013329	NEW CONSTR	383,028	01/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0465	8/24/2021	SW	Q	I	01	432,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DOBITSCH SUE A & MA						
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

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W16 S11 E16 N11$ S11 W16 N11 W28 S39 FGR=[YR=2021] S22 E19 N1 E10 FOP=[YR=2021] S10 E26 N6 W18 N12 W6 S8 W2$ E2 N21 W31$ E31 S13 E6 S12 E22 N64$.

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
1	0855	CONC PAVER	0	100	0	0	1,225.00	SF	10.00	10.00	100	2021	2021	3	100	12,250	

LAND DESCRIPTION

TOTAL OB/XF 12,250

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/24/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS