LOT 74
HAMPTON LAKES PHASE 3
OR 2229/288

**WRIGHT TIMOTHY G & VALARIE J**
85456 FALLEN LEAF DR
FERNANIDNA BEACH, FL 32034

**2023**

**13-2N-27-0722-0074-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

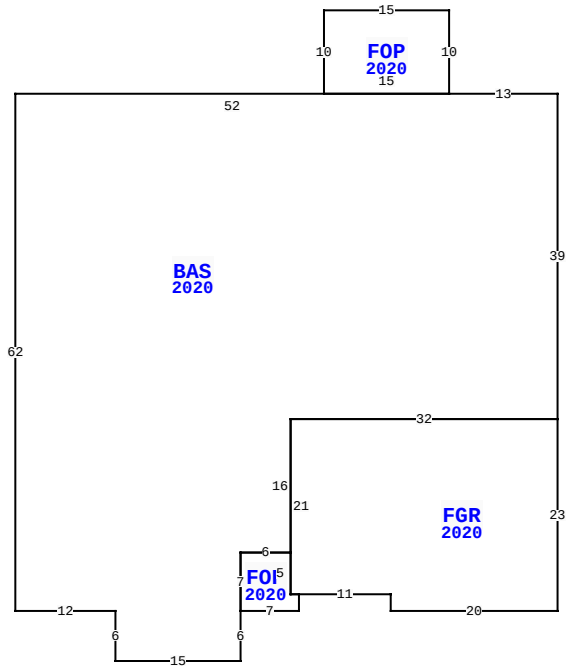
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 3,342 | 100 | 3,342 | 404,788 |
| FGR | 712 | 55 | 392 | 47,479 |
| FOP | 44 | 30 | 13 | 1,574 |
| FOP | 150 | 30 | 45 | 5,451 |
| TOTALS | 4,248 | | 3,792 | 459,292 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,792 | 102.5100 | 121.73 | 461,600 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 3342 HX Base Yr 2022




85456 FALLEN LEAF DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 459,292 |
| TOTAL MARKET OB/XF VALUE | | 100,228 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 634,520 |
| SOH/AGL Deduction | | 126,706 |
| ASSESSED VALUE | | 507,814 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 457,814 |
| TOTAL JUST VALUE | | 634,520 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 493,023 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21004705 | ADDITION | 40,613 | 04/15/2021 |
| 20005360 | SWIM POOL | 40,000 | 08/12/2020 |
| 20002327 | CO ISSUED | 0 | 03/16/2020 |
| 19008198 | NEW CONSTR | 450,084 | 08/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2426/0078 | 1/15/2021 | WD | Q | I | 01 | 535,000 |
| GRANTOR: MULHOLLAND TERESA A | | | | | | |
| GRANTEE: WRIGHT TIMOTHY G & | | | | | | |
| 2358/0279 | 4/28/2020 | SW | Q | I | 01 | 437,300 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: MULHOLLAND TERESA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] N10 W15 S10 E15$ W52 S62 E12 S6 E15 N6 FOP=[YR=2020] E7 N2 FGR=[YR=2020] E11 S2 E20 N23 W32 S21 E1$ W1 N5 W6 S7$ N7 E6 N16 E32 N39$.

## 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 | 1,207.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 11,949 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 960.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 95 | 9,120 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 98 | 294 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 30 | 12 | 360.00 | SF | 85.00 | 85.00 | 100 | 2020 | 2020 | 3 | 95 | 29,070 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 859.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 8,504 | |
| 6 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,950.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 97 | 33,101 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 731.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 7,310 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 4 | 11 | 44.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 440 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 4 | 11 | 44.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 440 | |

## LAND DESCRIPTION

TOTAL OB/XF 100,228

| 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 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS