

LOT 75
HAMPTON LAKES PHASE 3
OR 2229/288

DOMBOSKI VINCENT J &/ESTERA ELIZABETH A
85470 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0075-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	31	HARDIE BRD 100	0900	01	4,824	100.4480	119.28	575,407	2020	2020	0	0	0.50	99.50	VALUATION SUMMARY											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021												Heated Area: 4274											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021											
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		6 100																								
Bathrooms		4 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 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	3,304	100	3,304	392,130																						
FGR	680	55	374	44,388																						
FOP	244	30	73	8,663																						
FOP	320	30	96	11,394																						
FUS	970	100	970	115,123																						
STR	68	10	7	831																						
TOTALS			5,586	4,824	572,530																					
EXTRA FEATURES			85470 FALLEN LEAF DR, FERNANDINA BEACH																							
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	1,316.00	SF	10.00	10.00	100	2020	2020	3	99	13,028											
BLD DATE																										
XF DATE																										
INC DATE																										
LGL DATE																										
LAND DATE																										
AG DATE																										
06/13/2023 MLU																										
BUILDING NOTES																										
BUILDING DIMENSIONS																										
BAS=[YR=2020] W14 FOP=[YR=2020] N10 W32 S10 E32\$ W52 S60 E12 S6 FOP=[YR=2020] S6 E24 N14 FGR=[YR=2020] E10 S2 E20 N22 W32 S20 E2\$ W2 N5 W6 S11 W3 S2 W13\$ E13 N2 E3 N11 E6 N15 E32 N38\$ PTR=E15 FUS=[YR=2020] S33 E25 STR=[YR=2020] S14 E4 N17 W4 S3\$ N3 E4 N5 E1 N25 W30 \$ W15\$.																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
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	75,000									
REVIEW DATE 03/09/2023 BY DMC																										
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										