

LOT 78
HAMPTON LAKES PHASE 3
OR 2229/288

CUARTERO DAVID K & LESLIE A
85526 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0078-0000



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	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0900	01	3,778	99.3600	117.99	445,766	2020	2020	0	0	0.50	99.50	STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 3212										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021										
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		3 100																								
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	3,212	100	3,212	377,089																						
FGR	792	55	436	51,187																						
FOP	114	30	34	3,992																						
FOP	320	30	96	11,270																						
TOTALS			4,438	3,778	443,537																					
EXTRA FEATURES			85526 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	1,207.00	SF	10.00	10.00	100	2020	2020	3	99	11,949											
BLD DATE																										
XF DATE																										
INC DATE																										
LGL DATE																										
LAND DATE																										
AG DATE																										
06/13/2023 MLU																										
BUILDING NOTES																										
BUILDING DIMENSIONS																										
BAS=[YR=2020] W20 FOP=[YR=2020] N10 W32 S10 E32\$ W45 S37																										
FGR=[YR=2020] S27 E20 N6 E10 FOP=[YR=2020] S10 E10 N2 W2 N13																										
W6 S5 W2\$ E2 N21 W32\$ E32 S16 E6 S13 E15 N6 E12 N60\$.																										
LAND DESCRIPTION			TOTAL OB/XF														11,949									
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	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 01/28/2020 BY NW																										
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										