LOT 80
HAMPTON LAKES PHASE 3
OR 2229/288

BURNAT JAROSLAW & KATARZYNA MALGORZATA
85554 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0080-0000

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 100
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

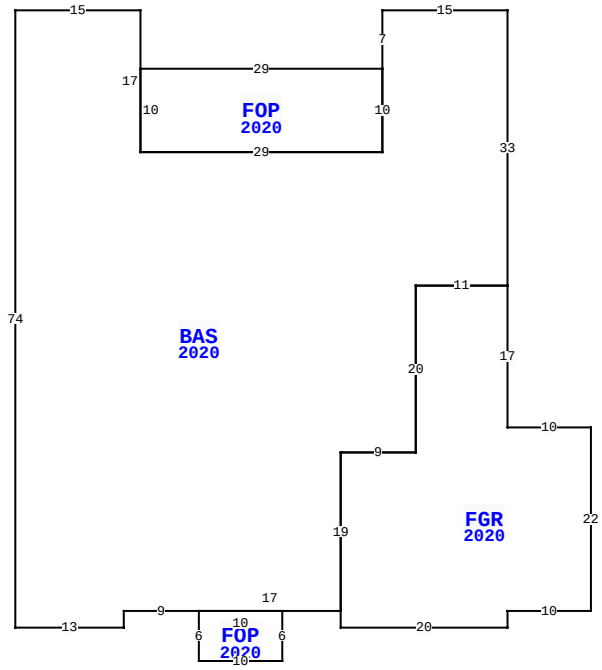
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,181	100	3,181	378,862
FGR	860	55	473	56,335
FOP	60	30	18	2,144
FOP	290	30	87	10,362
TOTALS	4,391		3,759	447,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,759	100.8000	119.70	449,952	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 3181 HX Base Yr 2021



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

85554 FALLEN LEAF DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,702
TOTAL MARKET OB/XF VALUE		89,837
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		612,539
SOH/AGL Deduction		171,587
ASSESSED VALUE		440,952
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		390,952
TOTAL JUST VALUE		612,539
NCON VALUE		83,165
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007833	SWIM POOL	61,000	08/31/2021
20010183	CO ISSUED	0	10/23/2020
20003103	NEW CONSTR	443,466	05/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2411/0634	11/20/2020	SW	Q	I	01	455,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BURNAT JAROSLAW & K						
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=2020] W15 S7 FOP=[YR=2020] W29 S10 E29 N10$ S10 W29 N17 W15 S74 E13 N2 E9 FOP=[YR=2020] S6 E10 N6 W10$ E17 FGR=[YR=2020] S2 E20 N2 E10 N22 W10 N17 W11 S20 W9 S19$ N19 E9 N20 E11 N33$.

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	0811	CONCRETE B	0	100	0	0	1,296.00	SF	5.20	5.20	100	2020	2020	3	99	6,672	
2	0861	POOL GUNIT	0	100	0	0	452.00	SF	85.00	85.00	100	2022	2022	3	100	38,420	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
4	0911	SCRN RM A	0	100	0	0	1,678.00	SF	17.50	17.50	100	2022	2022	3	100	29,365	
5	0855	CONC PAVER	0	100	0	0	1,338.00	SF	10.00	10.00	100	2022	2022	3	100	13,380	

LAND DESCRIPTION

TOTAL OB/XF 89,837

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	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 06/29/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS