LOT 81
HAMPTON LAKES PHASE 3
OR 2229/288

SCHRAUDER NICHOLAS ROBERT & STEPHANIE LYNN
85568 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0081-0000

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 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

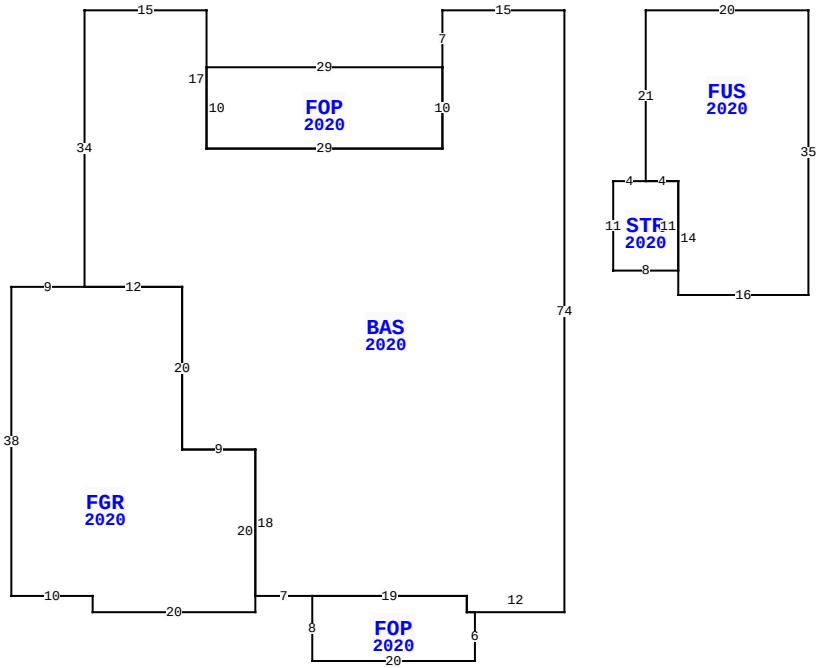
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,161	100	3,161	365,471
FGR	1,000	55	550	63,590
FOP	158	30	47	5,434
FOP	290	30	87	10,058
FUS	644	100	644	74,459
STR	88	10	9	1,041
TOTALS	5,341		4,498	520,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,498	97.8560	116.20	522,668	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 3805 HX Base Yr 2021



85568 FALLEN LEAF DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		520,055
TOTAL MARKET OB/XF VALUE		87,471
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		682,526
SOH/AGL Deduction		182,931
ASSESSED VALUE		499,595
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		444,595
TOTAL JUST VALUE		682,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003146	POOL ENCL	16,200	03/16/2021
20012882	SWIM POOL	71,623	12/22/2020
20010767	CO ISSUED	0	11/05/2020
20003555	NEW CONSTR	530,954	06/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0689	11/19/2020	SW	Q	I	01	554,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SCHRAUDER NICHOLAS						
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 S34 FGR=[YR=2020] W9 S38 E10 S2 E20 N20 W9 N20 W12$ E12 S20 E9 S18 E7 FOP=[YR=2020] S8 E20 N6 W1 N2 W19$ E19 S2 E12 N74$ PTR=E10 FUS=[YR=2020] S21 STR=[YR=2020] W4 S11 E8 N11 W4$ E4 S14 E16 N35 W20$W10 $.

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	1,196.00	SF	10.00	10.00	100	2020	2020	3	99	11,840	
2	0861	POOL GUNIT	0	100	0	0	548.00	SF	85.00	85.00	100	2021	2021	3	98	45,648	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
4	0911	SCRN RM A	0	100	0	0	1,652.00	SF	17.50	17.50	100	2021	2021	3	97	28,043	

LAND DESCRIPTION

TOTAL OB/XF 87,471

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 12/21/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS