

LOT 82
HAMPTON LAKES PHASE 3
OR 2229/288

PORANSKI JUDITH E
85561 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0082-0000



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/LAMMT 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
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NEIGHBORHOOD/LOC	4085.0100
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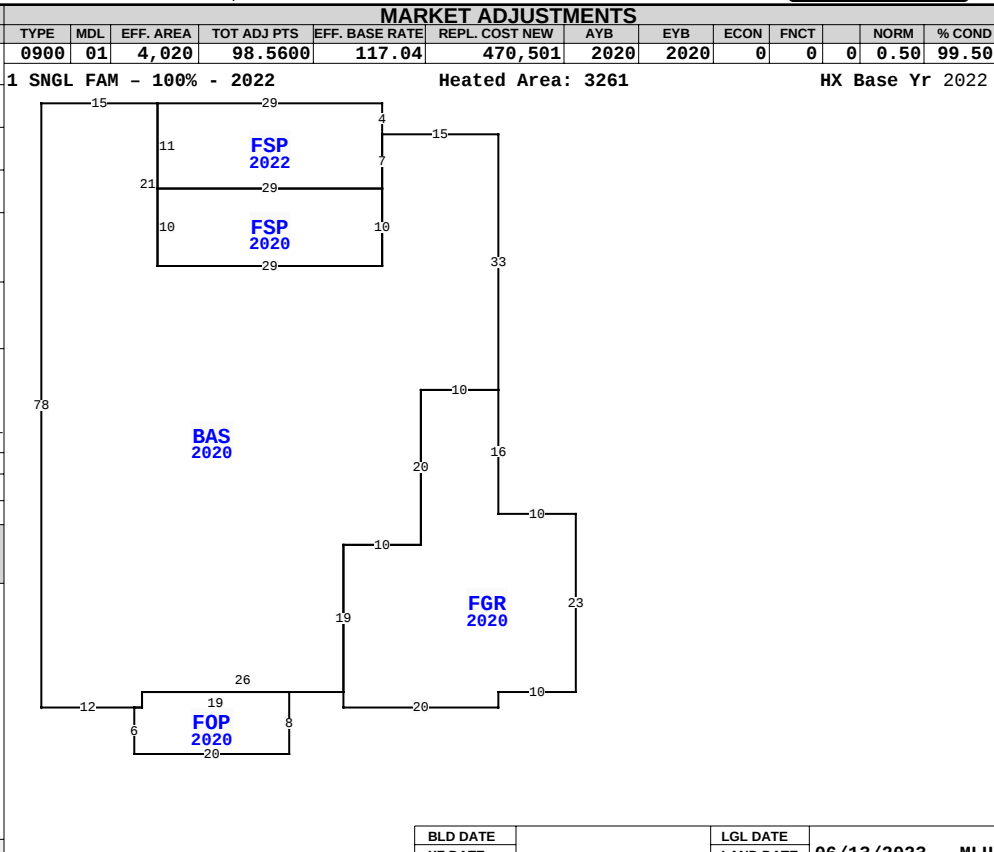
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,261	100	3,261	379,759
FGR	850	55	468	54,501
FOP	158	30	47	5,473
FSP	290	40	116	13,509
FSP	319	40	128	14,906

TOTALS	4,878		4,020	468,148
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EXTRA FEATURES		
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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 PAVR	0	100	0	0		956.00	SF 10.00	100	2020	2020	3	99	9,464	
2	0861	POOL GUNIT	0	100	0	0		603.00	SF 85.00	100	2022	2022	3	100	51,255	
3	0857	SANDSTONE	0	100	0	0		1,506.00	SF 16.00	100	2022	2022	3	100	24,096	
4	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	100	2022	2022	3	100	2,000	
5	0462	ST/AL FNC	0	100	0	0		2,040.00	SF 10.00	100	2022	2022	3	100	20,400	
6	0463	FENCE GATE	0	100	0	0		3.00	UT 300.00	100	2022	2022	3	100	900	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000135	C	SFR CNSVTN	100	



85561 FALLEN LEAF DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/13/2023	MLU
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			468,148	
TOTAL MARKET OB/XF VALUE			108,115	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			651,263	
SOH/AGL Deduction			166,754	
ASSESSED VALUE			484,509	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			434,509	
TOTAL JUST VALUE			651,263	
NCON VALUE			135,467	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			438,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014858	ADDITION	15,922	10/27/2021
21009444	SWIM POOL	65,785	09/07/2021
20012891	CO ISSUED	0	12/23/2020
20004907	NEW CONSTR	453,424	07/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0245	1/21/2021	SW	Q	I	01	499,600
GRANTOR:AVH NORTH FLORIDA LLC						
GRANTEE:PORANSKI JUDITH E						
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		
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BUILDING DIMENSIONS		
BAS=[YR=2020]	W15	FSP=[YR=2022] N4 W29 S11 E29 N7\$ S7
FSP=[YR=2020]	W29	S10E29 N10\$ S10 W29 N21 W15 S78 E12
FOP=[YR=2020]	S6	E20 N8 W19 S2 W1\$ E1 N2 E26 FGR=[YR=2020]
S2	E20 N2 E10 N23 W10 N16 W10 S20 W10S19 \$ N19 E10 N20 E10 N33\$.	