LOT 85
HAMPTON LAKES PHASE 3
OR 2229/288

SWAN DAVID & CIELO C
85519 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0085-0000

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	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

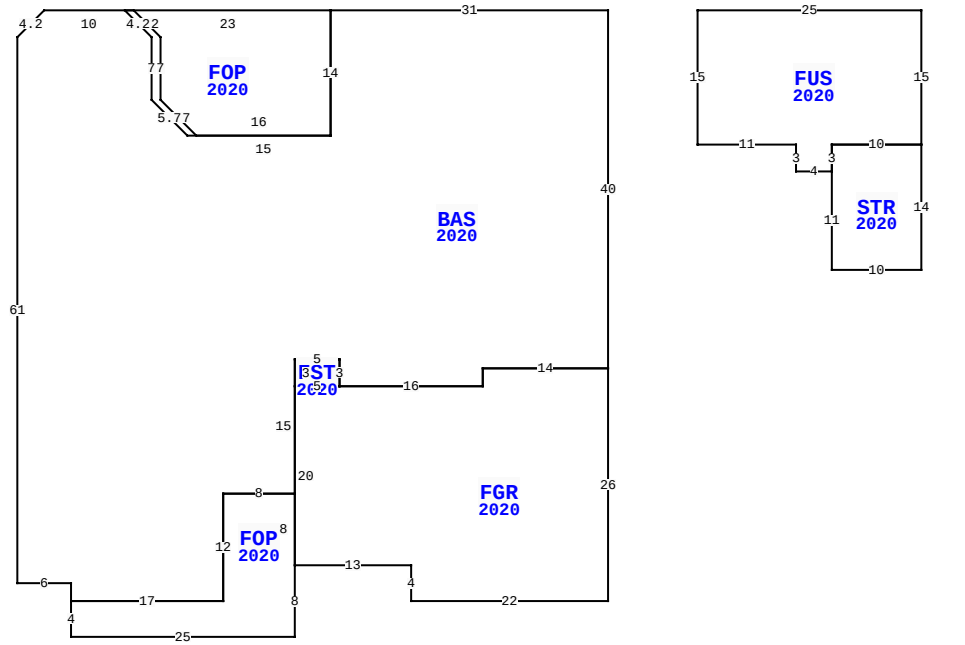
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,098	100	3,098	385,591
FGR	816	55	449	55,884
FOP	196	30	59	7,343
FOP	277	30	83	10,330
FST	15	55	8	996
FUS	387	100	387	48,168
STR	140	10	14	1,742
TOTALS	4,929		4,098	510,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,098	105.3360	125.09	512,619	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 3485 HX Base Yr 2021



85519 FALLEN LEAF DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		510,056
TOTAL MARKET OB/XF VALUE		24,270
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		609,326
SOH/AGL Deduction		154,468
ASSESSED VALUE		454,858
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		404,858
TOTAL JUST VALUE		609,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001854	SCRN ENCL	8,000	03/11/2020
20001701	CO ISSUED	0	02/25/2020
19008474	NEW CONSTR	481,086	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1427	2/27/2020	SW	Q	I	01	487,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SWAN DAVID & CIELO						
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] W31 FOP=[YR=2020] S14 W16 U4 L4 N7 U3 L3 E23$ S14 W15 U4 L4 N7 U3 L3 W10 L3 D3 S61 E6 S2 FOP=[YR=2020] S4 E25 N8 FGR=[YR=2020] E13 S4 E22 N26 W14 S2 W16 FST=[YR=2020] N3 W5 S3 E5$ W5 S20$ N8 W8 S12 W17$ E17 N12 E8 N15 E5 S3 E16 N2 E14 N40$ PTR= E10 FUS=[YR=2020] S15 E11 S3 E4 STR=[YR=2020] S11 E10 N14 W10 S3$ N3 E10 N15 W25$ 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	1,212.00	SF	10.00	10.00	100	2020	2020	3	99	11,999	
2	0911	SCRN RM A	0	100	0	0	330.00	SF	17.50	17.50	100	2020	2020	3	93	5,371	
3	0855	CONC PAVER	0	100	0	0	697.00	SF	10.00	10.00	100	2020	2020	3	99	6,900	

LAND DESCRIPTION

TOTAL OB/XF 24,270

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/01/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS