

LOT 86
HAMPTON LAKES PHASE 3
OR 2229/288

MARTZ SUSAN & LARRY E
85505 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0086-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

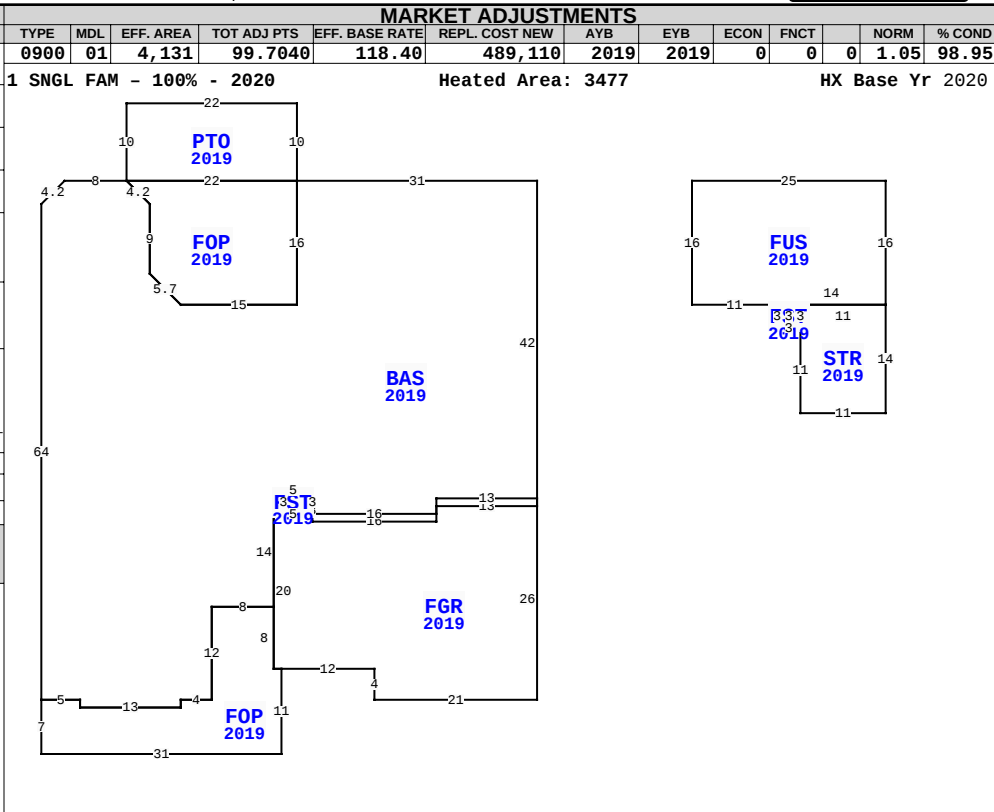
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,077	100	3,077	360,492
FGR	790	55	434	50,846
FOP	301	30	90	10,544
FOP	304	30	91	10,661
FST	9	55	5	586
FST	15	55	8	937
FUS	400	100	400	46,863
PTO	220	5	11	1,288
STR	154	10	15	1,757

TOTALS	5,270		4,131	483,974
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	1,272.00	SF	10.00	
3	0911	SCRN RM A	0 100	0	0	220.00	SF	17.50	



85505 FALLEN LEAF DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

95505 FALLEN LEAF DR, FERNANDINA BEACH, FL 32110										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
36.00	SF	10.00	10.00	100	2019	2019	3	99	356						
1,272.00	SF	10.00	10.00	100	2019	2019	3	99	12,593						
220.00	SF	17.50	17.50	100	2019	2019	3	90	3,465						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		483,974			
TOTAL MARKET OB/XF VALUE		16,414			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		575,388			
SOH/AGL Deduction		173,513			
ASSESSED VALUE		401,875			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		351,875			
TOTAL JUST VALUE		575,388			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		461,232			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1910834	CO ISSUED	0	10/15/2019
19010633	SCRNENCL	4,000	10/08/2019
1903689	NEW CONSTR	500,197	05/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2315/1541	10/30/2019	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: MARTZ SUSAN & LARRY					
2246/1096	12/31/2018	SW	U	V	37
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W31 PTO=[YR=2019] N10 W22 S10 FOP=[YR=2019] R3 D3 S9 R4 D4 E15 N16 W22\$ E22\$ S16 W15 U4 L4 N9 U3 L3 W8 L3 D3 S64 FOP=[YR=2019] S7 E31 N11 FGR=[YR=2019] E12 S4 E21 N26 W13 S2 W16 FST=[YR=2019] N3 W5 S3 E5\$ W5 S20 E1\$ W1 N8 W8 S12 W4 S1 W13 N1 W5\$ E5 S1 E13 N1 E4 N12 E8 N14 E5 S3 E16 N2 E13 N42\$ PTR= E20 FUS=[YR=2019] S16 E11 FST=[YR=2019] S3 E3 STR=[YR=2019] S11 E11 N14 W11 S3\$ N3 W3\$ E14 N16 W25\$ W20\$.									