LOT 87
HAMPTON LAKES PHASE 3
OR 2229/288

RODRIGUEZ RUTH ROSARIO & HERBERT ROY
85491 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0087-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

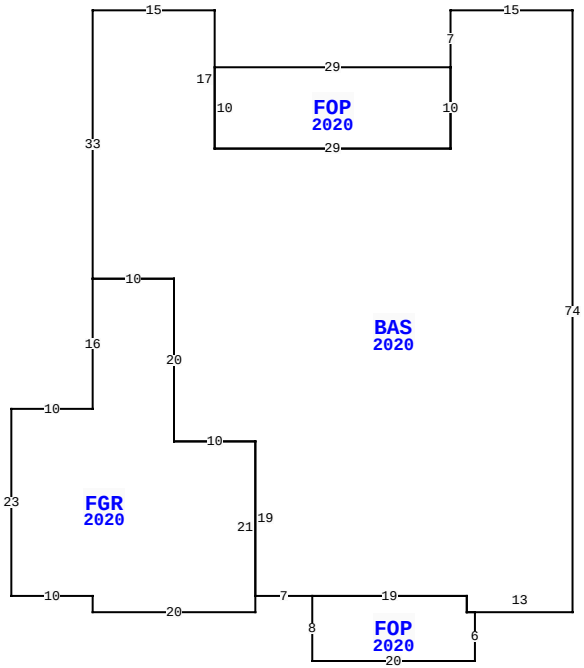
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,201	100	3,201	386,340
FGR	850	55	468	56,484
FOP	158	30	47	5,672
FOP	290	30	87	10,500
TOTALS	4,499		3,803	458,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,803	102.1500	121.30	461,304	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 3201 HX Base Yr 2021



85491 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		458,997
TOTAL MARKET OB/XF VALUE		12,157
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		546,154
SOH/AGL Deduction		138,820
ASSESSED VALUE		407,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,334
TOTAL JUST VALUE		546,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010739	CO ISSUED	0	11/05/2020
20003685	NEW CONSTR	445,954	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0749	11/19/2020	SW	Q	I	02	515,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RODRIGUEZ RUTH ROSA						
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 S33 FGR=[YR=2020] S16 W10 S23 E10 S2 E20 N21 W10 N20 W10$ E10 S20 E10 S19 E7 FOP=[YR=2020] S8 E20 N6 W1 N2 W19$ E19 S2 E13 N74$.

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	1,228.00	SF	10.00	10.00	100	2020	2020	3	99	12,157	

LAND DESCRIPTION

TOTAL OB/XF 12,157

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 10/28/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS