

LOT 90
HAMPTON LAKES PHASE 3
OR 2229/288

COCKLN RICHARD R & CANDICE H/CANDICE H
85449 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0090-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0900	01	4,718	98.4700	116.93	551,676	2020	2020	0	0	0.50	99.50	VALUATION SUMMARY															
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 4280														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 50																												
Interior Floor	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		6 100																												
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	2,286	100	2,286	265,965																										
FGR	499	55	274	31,879																										
FOP	175	30	52	6,050																										
FOP	358	30	107	12,449																										
FUS	1,994	100	1,994	231,992																										
STR	48	10	5	582																										
TOTALS			5,360	4,718	548,918																									
EXTRA FEATURES			85449 FALLEN LEAF DR, FERNANDINA BEACH																											
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 PAVER	0	100	0	0	810.00	SF	10.00	10.00	100	2020	2020	3	99	8,019														
2	0866	POOL FIBER	0	100	42	15	630.00	SF	72.00	72.00	100	2022	2022	3	100	45,360														
3	0911	SCRN RM A	0	100	60	44	2,640.00	SF	17.50	17.50	100	2022	2022	3	100	46,200														
4	0857	SANDSTONE	0	100	0	0	1,737.00	SF	16.00	16.00	100	2022	2022	3	100	27,792														
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000														
TOTAL OB/XF																		129,371												
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	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																														