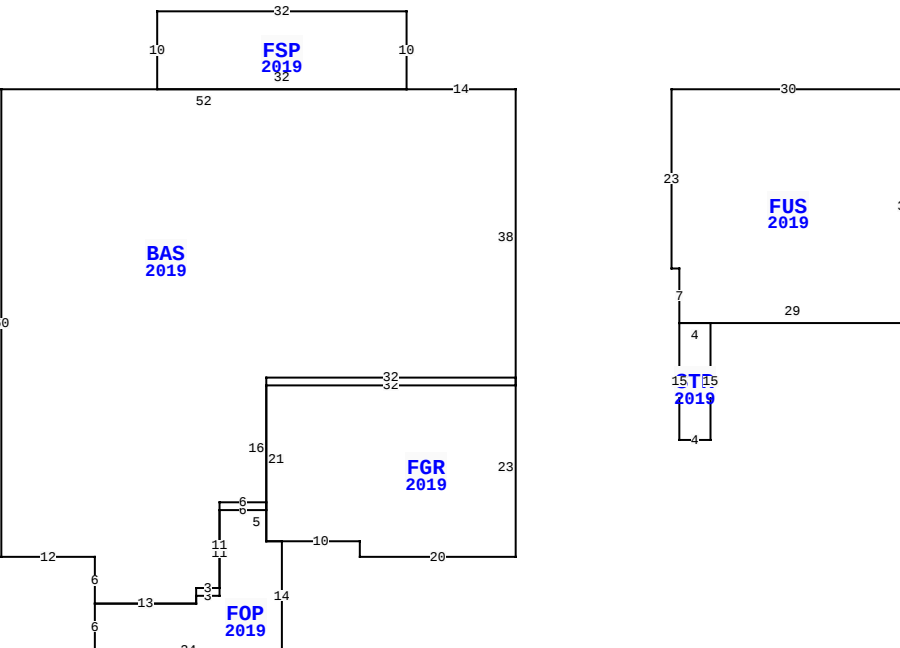


WILLIAMS JAMES PRYOR & EDITH MARIE
85351 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0092-0000

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	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100							0900	01	4,805	100.4480	119.28	573,140	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD																
Roof Structure		08	IRREGULAR 100							1 SNGL FAM - 100% - 2020										Heated Area: 4206										HX Base Yr 2020									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		11	CLAY TILE 60																																				
Interior Floor		14	CARPET 40																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			5 100																																				
Bathrooms			4 100																																				
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	3,313	100	3,313	391,223																																			
FGR	712	55	392	46,290																																			
FOP	244	30	73	8,620																																			
FSP	320	40	128	15,115																																			
FUS	893	100	893	105,452																																			
STR	60	10	6	709																																			
TOTALS	5,542		4,805	567,409																																			
EXTRA FEATURES					85351 FALLEN LEAF DR, FERNANDINA BEACH																																		
					BLD DATE																																		
					XF DATE																																		
					INC DATE																																		
					LGL DATE																																		
					LAND DATE																																		
					AG DATE																																		
					06/13/2023 MLU																																		
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
BAS=[YR=2019] W14 FSP=[YR=2019] N10 W32 S10 E32\$ W52 S60 E12 S6 FOP=[YR=2019] S6 E24 N14 FGR=[YR=2019] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S11 W3 S2 W13\$ E13 N1 E3 N11 E6 N16 E32 N38\$ PTR=E20 FUS=[YR=2019] S23 E1 S7 STR=[YR=2019] S15 E4 N15 W4\$ E29 N30 W30\$ W20\$.																																							
LAND DESCRIPTION TOTAL OB/XF 36,879																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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																						
																				</																			