

LOT 94
HAMPTON LAKES PHASE 3
OR 2229/288

CONRAN DANIEL BERNARD JR & KATHLEEN WULSER
85323 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0094-0000



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	3,998	108.9900	129.43	517,461	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022												Heated Area: 3295												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												517,461											
Interior Floo	11	CLAY TILE 70													TOTAL MARKET OB/XF VALUE												32,510											
Interior Floo	14	CARPET 30													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												624,971											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												128,860											
Bedrooms	5	100													ASSESSED VALUE												496,111											
Bathrooms	4.5	100													TOTAL EXEMPTION VALUE												HX HB VX 55,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												441,111											
Stories	2.	100													TOTAL JUST VALUE												624,971											
Units	0	100	NCON VALUE												55,881																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 462,780																							
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	2,753	100	2,753	356,321																																		
FGR	670	55	368	47,630																																		
FOP	176	30	53	6,860																																		
FOP	236	30	71	9,190																																		
FOP	520	30	156	20,191																																		
FUS	542	100	542	70,151																																		
STR	56	10	6	777																																		
UOP	247	20	49	6,342																																		
TOTALS	5,200		3,998	517,461																																		
EXTRA FEATURES															85323 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 PAVR	0	100	0	0		1,275.00	SF 10.00	100	2021	2021	3	100	12,750																							
2	0462	ST/AL FNC	0	100	0	0		1,416.00	SF 10.00	100	2022	2022	3	100	14,160																							
3	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2022	2022	3	100	600																							
4	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	100	2022	2022	3	100	5,000																							
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 06/29/2022 BY NW																																						
Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000					PRINTED 08/02/2023 BY SYS													