



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2,366	306,167
FGR	862	55	474	61,337
FOP	150	30	45	5,823
FOP	168	30	50	6,471
TOTALS	3,546		2,935	379,798

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,935	110.0740	130.71	383,634	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023 Heated Area: 2366 HX Base Yr 2023											
85301 FALLEN LEAF DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		379,798	
TOTAL MARKET OB/XF VALUE		13,365	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		468,163	
SOH/AGL Deduction		0	
ASSESSED VALUE		468,163	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		418,163	
TOTAL JUST VALUE		468,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003078	21X12 SCREEN ENCL		03/08/2023
19009912	CO ISSUED	0	09/19/2019
B1903625	NEW CONSTR	341,878	04/10/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2594/1264	9/28/2022	WD	Q	I	01
GRANTOR: WHITE DENNIS R & CHRI					SALE PRICE
GRANTEE: MACIEROWSKI WALTER					
2416/0469	12/10/2020	WD	Q	I	01
GRANTOR: PRUSAK WALTER F & SHA					370,000
GRANTEE: WHITE DENNIS R & CH					

EXTRA FEATURES														
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
1	0855	CONC PAVER	0	100	0	0			10.00	100	2019	2019	3	99
TOTALS														
TOTAL OB/XF 13,365														

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTALS														
TOTAL OB/XF 13,365														