

LOT 70
HAMPTON LAKES PHASE 3
OR 2229/288

DOBITSCH SUE A & MATTHEW G
85358 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0070-0000



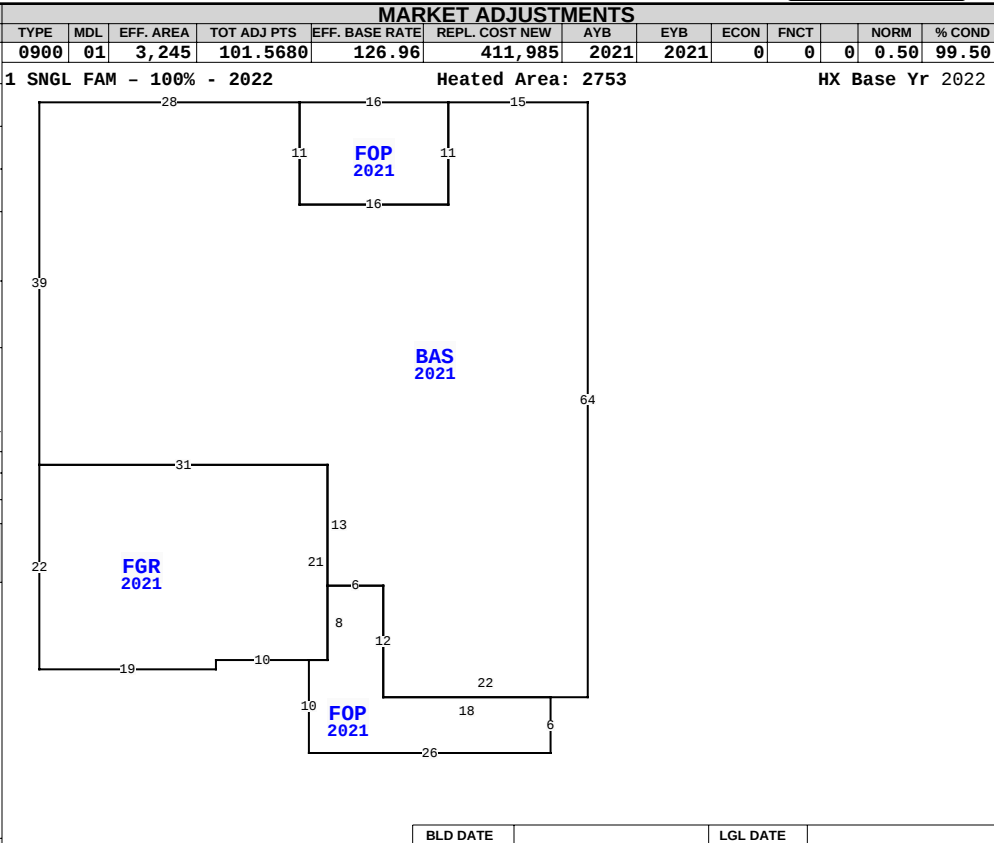
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,753	100	2,753	347,773
FGR	670	55	368	46,487
FOP	176	30	53	6,695
FOP	236	30	71	8,969
TOTALS	3,835		3,245	409,925

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	1,225.00	SF	10.00	10.00	100	2021	2021	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



85358 FALLEN LEAF DR, FERNANDINA BEACH										BLD DATE		LGL DATE		06/13/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1					4
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										409,925					
TOTAL MARKET OB/XF VALUE										12,128					
TOTAL LAND VALUE - MARKET										75,000					
TOTAL MARKET VALUE										497,053					
SOH/AGL Deduction										90,418					
ASSESSED VALUE										406,635					
TOTAL EXEMPTION VALUE										50,000					
BASE TAXABLE VALUE										356,635					
TOTAL JUST VALUE										497,053					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										478,629					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013329	NEW CONSTR	383,028	01/07/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2493/0465	8/24/2021	SW	Q	I	01	432,800	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:DOBITSCH SUE A & MA							
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									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W15 FOP=[YR=2021] W16 S11 E16 N11\$ S11 W16 N11 W28 S39 FGR=[YR=2021] S22 E19 N1 E10 FOP=[YR=2021] S10 E26 N6 W18 N12 W6 S8 W2\$ E2 N21 W31\$ E31 S13 E6 S12 E22 N64\$.									