LOT 72
HAMPTON LAKES PHASE 3
OR 2229/288

TURNOCK WILLIAM S & DANA W
85386 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

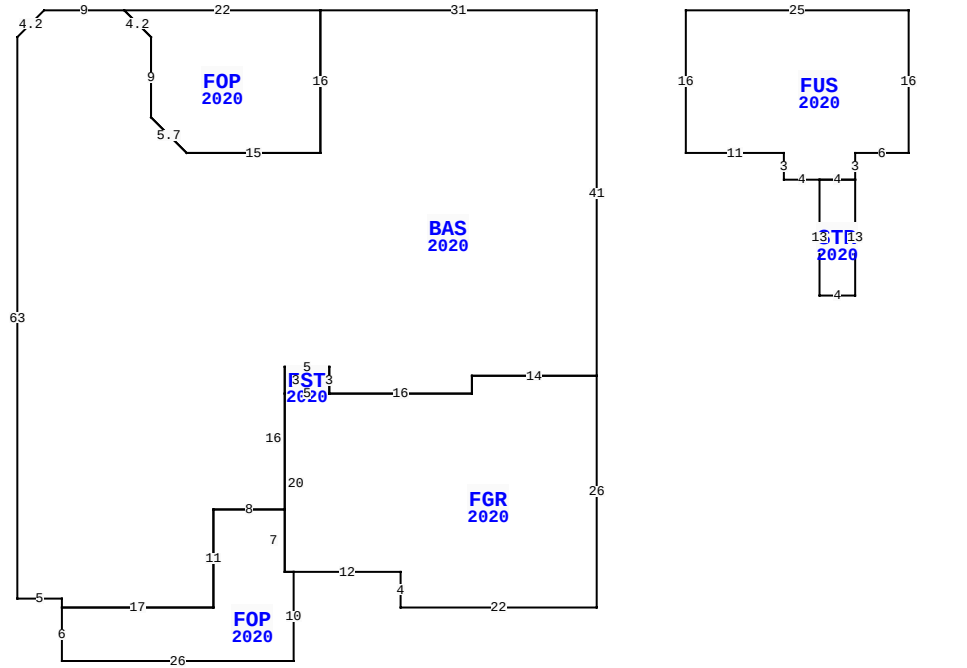
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	3,074	100	3,074	372,252
FGR	816	55	449	54,373
FOP	248	30	74	8,961
FOP	301	30	90	10,899
FST	15	55	8	969
FUS	424	100	424	51,345
STR	52	10	5	606
TOTALS	4,930		4,124	499,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,124	97.8560	122.32	504,448	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 3498 HX Base Yr 2021



85386 FALLEN LEAF DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		499,404
TOTAL MARKET OB/XF VALUE		12,454
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		586,858
SOH/AGL Deduction		158,950
ASSESSED VALUE		427,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,908
TOTAL JUST VALUE		586,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001973	CO ISSUED	0	03/04/2020
19005879	NEW CONSTR	478,113	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/0327	3/23/2020	SW	Q	I	01	464,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TURNOCK WILLIAM S &						
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

BUILDING DIMENSIONS

BAS=[YR=2020] W31 FOP=[YR=2020] W22 R3 D3 S9 R4 D4 E15 N16$ S16 W15 U4 L4 N9 L3 U3 W9 L3 D3 S63 E5 S1 FOP=[YR=2020] S6 E26 N10 FGR=[YR=2020] E12 S4 E22 N26 W14 S2 W16 FST=[YR=2020] N3 W5 S3 E5$ W5 S20 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E16 N2 E14 N41$ PTR=E10 FUS=[YR=2020] S16 E11 S3 E4 STR=[YR=2020] S13 E4 N13 W4$ E4 N3 E6 N16 W25$ W10$.

EXTRA FEATURES

LN	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	1,258.00	SF	10.00	10.00	100	2020	2020	3	99	12,454	

LAND DESCRIPTION

TOTAL OB/XF 12,454

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/27/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS