LOT 75
HAMPTON LAKES PHASE 3
OR 2229/288

DOMBOSKI VINCENT J/ESTERA ELIZABETH A
85470 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

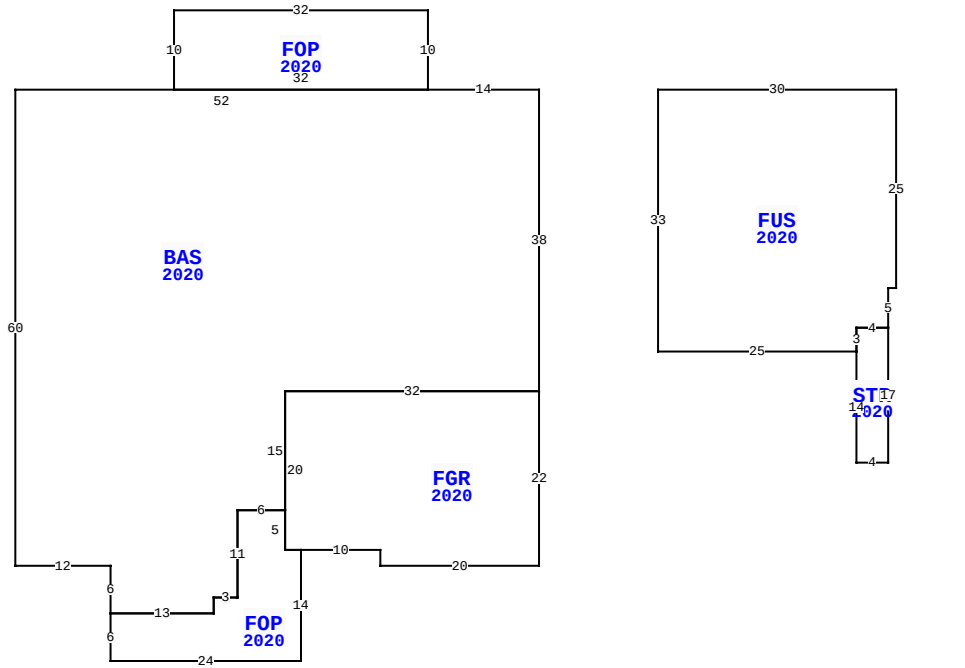
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	3,304	100	3,304	410,702
FGR	680	55	374	46,489
FOP	244	30	73	9,074
FOP	320	30	96	11,933
FUS	970	100	970	120,575
STR	68	10	7	870
TOTALS	5,586		4,824	599,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,824	100.4480	125.56	605,701	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 4274 HX Base Yr 2021



85470 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		599,644
TOTAL MARKET OB/XF VALUE		133,743
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		808,387
SOH/AGL Deduction		176,589
ASSESSED VALUE		631,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		581,798
TOTAL JUST VALUE		808,387
NCON VALUE		120,715
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017096	ADDITION	42,205	11/17/2022
22012864	SWIM POOL	80,000	08/22/2022
20003219	CO ISSUED	0	04/14/2020
19008885	NEW CONSTR	552,808	08/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1201	4/24/2020	SW	Q	I	01	509,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DOMBOSKI VINCENT J						
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] W14 FOP=[YR=2020] N10 W32 S10 E32$ W52 S60 E12 S6 FOP=[YR=2020] S6 E24 N14 FGR=[YR=2020] E10 S2 E20 N22 W32 S20 E2$ W2 N5 W6 S11 W3 S2 W13$ E13 N2 E3 N11 E6 N15 E32 N38$ PTR=E15 FUS=[YR=2020] S33 E25 STR=[YR=2020] S14 E4 N17 W4 S3$ N3 E4 N5 E1 N25 W30 $ W15$.

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	1,316.00	SF	10.00	10.00	100	2020	2020	3	99	13,028	
2	0861	POOL GUNIT	1	100	0	0	553.00	SF	85.00	85.00	100	2023	2023		100	47,005	
3	0912	SCRN RM G	1	100	0	0	2,418.00	SF	20.00	20.00	100	2023	2023		100	48,360	
4	0855	CONC PAVER	1	100	0	0	1,535.00	SF	10.00	10.00	100	2023	2023		100	15,350	
5	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000	
6	0501	FP-AVERAGE	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 133,743

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	000135	C	SFR CNSVTN	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 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS