

LOT 77
HAMPTON LAKES PHASE 3
OR 2229/288

WURM DAVID U TRUST/WURM DAVID U TRUSTEE
85512 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 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	4	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	4085.0100
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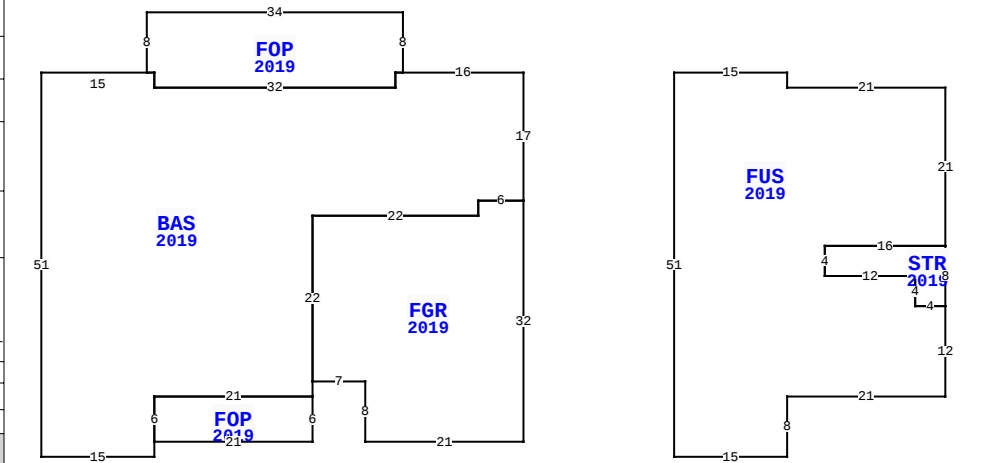
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	272,839
FGR	796	55	438	56,263
FOP	126	30	38	4,881
FOP	336	30	101	12,974
FUS	1,546	100	1,546	198,591
STR	80	10	8	1,028

TOTALS	5,008	4,255	546,578
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,416.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	240.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	0	0	1,696.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	0	0	439.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	1,343.00	SF	10.00	10.00
6	0462	ST/AL FNC	0 100	0	0	888.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	4,255	104.8080	131.01	557,448	2019	2019	0	0	0	1.95	98.05	
1 SNGL FAM - 100% - 2023 Heated Area: 3670 HX Base Yr 2023													



TOTALS	5,008	4,255	546,578
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85512 FALLEN LEAF DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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 PAVER	0 100	0	0	1,416.00	SF	10.00	10.00	100	2019	2019	3	98	13,877	
2	0855	CONC PAVER	0 100	0	0	240.00	SF	10.00	10.00	100	2019	2019	3	98	2,352	
3	0911	SCRN RM A	0 100	0	0	1,696.00	SF	17.50	17.50	100	2021	2021	3	93	27,602	
4	0861	POOL GUNIT	0 100	0	0	439.00	SF	85.00	85.00	100	2021	2021	3	95	35,449	
5	0855	CONC PAVER	0 100	0	0	1,343.00	SF	10.00	10.00	100	2021	2021	3	99	13,296	
6	0462	ST/AL FNC	0 100	0	0	888.00	SF	10.00	10.00	100	2021	2021	3	95	8,436	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					546,578				
TOTAL MARKET OB/XF VALUE					101,012				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					722,590				
SOH/AGL Deduction					784				
ASSESSED VALUE					721,806				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					671,806				
TOTAL JUST VALUE					722,590				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					700,783				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013421	ADDITION	14,680	10/01/2021
21002000	SWIM POOL	88,370	02/19/2021
20007333	CO ISSUED	0	08/17/2020
B1903210	NEW CONSTR	550,096	04/01/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2567/0115	5/27/2022	WD	Q	I	02	890,000			
GRANTOR: NANTZ JACOB & CYNTHIA									
GRANTEE: WURM DAVID U TRUST									
2392/0439	9/11/2020	SW	Q	I	01	517,300			
GRANTOR: AVH NORTH FLORIDA LLC									
GRANTEE: NANTZ JACOB & CYNTH									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W16 FOP=[YR=2019] N8 W34 S8 E1 S2 E32 N2 E1\$ W1 S2 W32 N2 W15 S51 E15 N2 FOP=[YR=2019] E21 N6 W21 S6\$ N6 E21 N2 FGR=[YR=2019] E7 S8 E21 N32 W6 S2 W22 S22\$ N22 E22 N2 E6 N17\$ PTR=E20 FUS=[YR=2019] E15 S2 E21 S21 STR=[YR=2019] S8 W4 N4 W12 N4 E16\$ W16 S4 E12 S4 E4 S12 W21 S8 W15 N51\$ W20\$.									