

LOT 81
HAMPTON LAKES PHASE 3
OR 2229/288

SCHRAUDER NICHOLAS ROBERT & STEPHANIE LYNN
85568 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0081-0000



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 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
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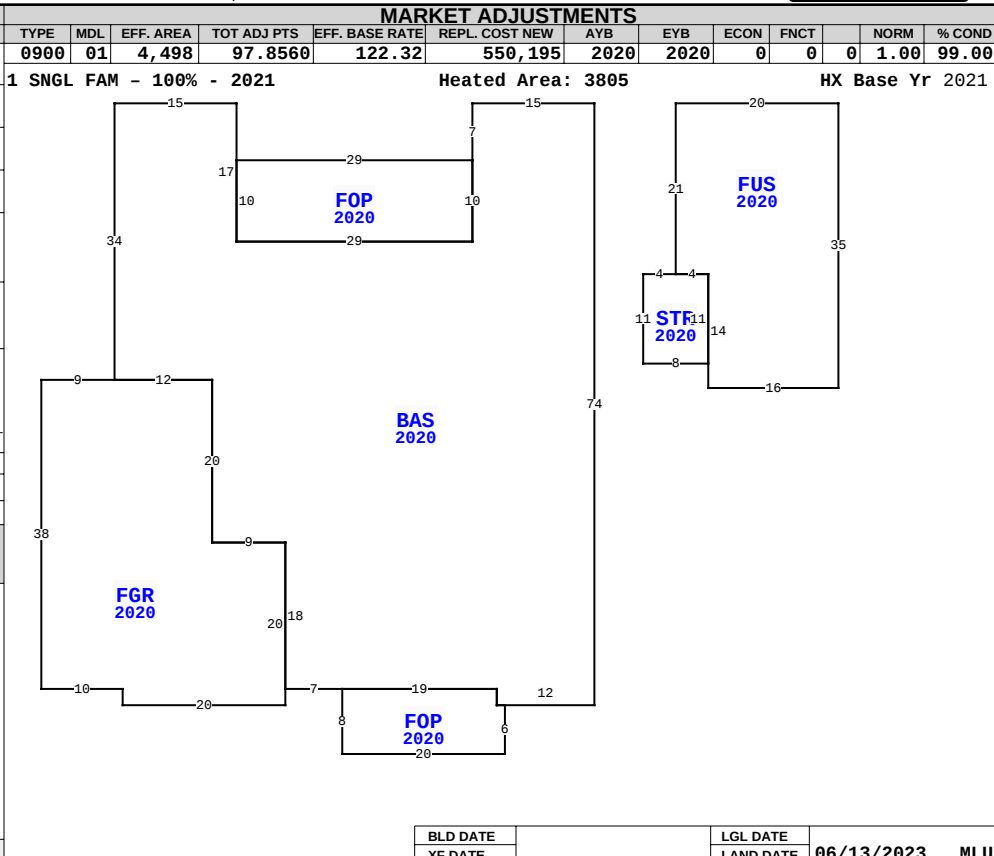
NEIGHBORHOOD/LOC	4085.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,161	100	3,161	382,787
FGR	1,000	55	550	66,603
FOP	158	30	47	5,692
FOP	290	30	87	10,536
FUS	644	100	644	77,986
STR	88	10	9	1,090

TOTALS	5,341		4,498	544,693
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0	100	0	1,196.00	SF	10.00	10.00	100	2020
2	0861	POOL GUNIT	0	100	0	548.00	SF	85.00	85.00	100	2021
3	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2021
4	0911	SCRN RM A	0	100	0	1,652.00	SF	17.50	17.50	100	2021

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



85568 FALLEN LEAF DR, FERNANDINA BEACH											
TOTAL OB/XF 84,837											

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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		544,693	
TOTAL MARKET OB/XF VALUE		84,837	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		704,530	
SOH/AGL Deduction		189,947	
ASSESSED VALUE		514,583	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		459,583	
TOTAL JUST VALUE		704,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		682,526	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003146	POOL ENCL	16,200	03/16/2021
20012882	SWIM POOL	71,623	12/22/2020
20010767	CO ISSUED	0	11/05/2020
20003555	NEW CONSTR	530,954	06/10/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2411/0689	11/19/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: SCHRAUDER NICHOLAS					
2246/1096	12/31/2018	SW	U	V	37
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W15 S7 FOP=[YR=2020] W29 S10 E29 N10\$ S10 W29 N17 W15 S34 FGR=[YR=2020] W9 S38 E10 S2 E20 N20 W9 N20 W12\$ E12 S20 E9 S18 E7 FOP=[YR=2020] S8 E20 N6 W1 N2 W19\$ E19 S2 E12 N74\$ PTR=E10 FUS=[YR=2020] S21 STR=[YR=2020] W4 S11 E8 N11 W4\$ E4 S14 E16 N35 W20\$W10 \$.											