

LOT 82
HAMPTON LAKES PHASE 3
OR 2229/288

PORANSKI JUDITH E
85561 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0082-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	4085.0100
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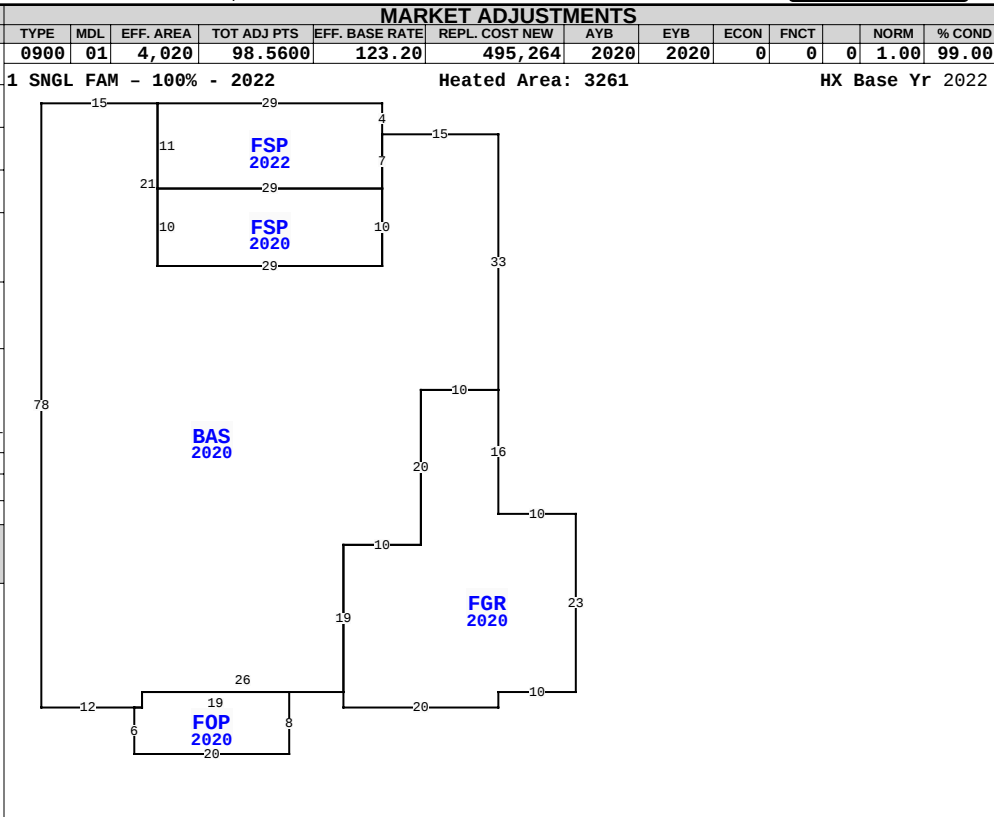
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,261	100	3,261	397,737
FGR	850	55	468	57,081
FOP	158	30	47	5,732
FSP	290	40	116	14,148
FSP	319	40	128	15,612

TOTALS	4,878		4,020	490,311
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT
1	0855	CONC PAVR	0 100	0 0
2	0861	POOL GUNIT	0 100	0 0
3	0857	SANDSTONE/	0 100	0 0
4	0871	POOL HTR R	0 100	0 0
5	0462	ST/AL FNC	0 100	0 0
6	0463	FENCE GATE	0 100	0 0

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 PAVR	0 100	0	0	956.00	SF	10.00	10.00	100	2020	2020	3	99	9,464	
2	0861	POOL GUNIT	0 100	0	0	603.00	SF	85.00	85.00	100	2022	2022	3	98	50,230	
3	0857	SANDSTONE/	0 100	0	0	1,506.00	SF	16.00	16.00	100	2022	2022	3	100	24,096	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
5	0462	ST/AL FNC	0 100	0	0	2,040.00	SF	10.00	10.00	100	2022	2022	3	98	19,992	
6	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	

LAND DESCRIPTION										TOTAL OB/XF									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		



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

85561 FALLEN LEAF DR, FERNANDINA BEACH									
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				490,311	
TOTAL MARKET OB/XF VALUE				106,613	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				671,924	
SOH/AGL Deduction				172,880	
ASSESSED VALUE				499,044	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				449,044	
TOTAL JUST VALUE				671,924	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				651,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014858	ADDITION	15,922	10/27/2021
21009444	SWIM POOL	65,785	09/07/2021
20012891	CO ISSUED	0	12/23/2020
20004907	NEW CONSTR	453,424	07/26/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2429/0245	1/21/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: PORANSKI JUDITH E					
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 FSP=[YR=2022] N4 W29 S11 E29 N7\$ S7 FSP=[YR=2020] W29 S10E29 N10\$ S10 W29 N21 W15 S78 E12 FOP=[YR=2020] S6 E20 N8 W19 S2 W1\$ E1 N2 E26 FGR=[YR=2020] S2 E20 N2 E10 N23 W10 N16 W10 S20 W10S19 \$ N19 E10 N20 E10 N33\$.	