

LOT 86
HAMPTON LAKES PHASE 3
OR 2229/288

MARTZ SUSAN & LARRY E
85505 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0086-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	12	HARDWOOD 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

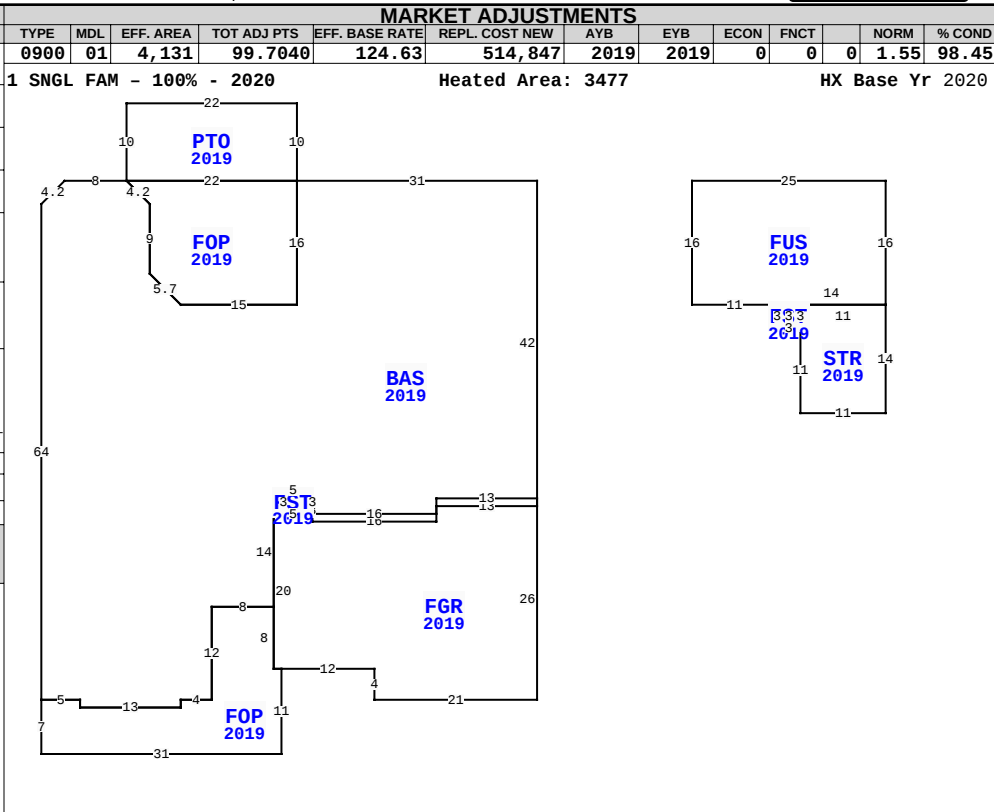
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,077	100	3,077	377,543
FGR	790	55	434	53,251
FOP	301	30	90	11,043
FOP	304	30	91	11,165
FST	9	55	5	613
FST	15	55	8	982
FUS	400	100	400	49,079
PTO	220	5	11	1,350
STR	154	10	15	1,840

TOTALS	5,270		4,131	506,867
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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 PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,272.00	SF	10.00	10.00	100	2019
3	0911	SCRN RM A	0 100	0	0	220.00	SF	17.50	17.50	100	2019



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

TOTAL OB/XF											
16,130											

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
16,130											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		506,867	
TOTAL MARKET OB/XF VALUE		16,130	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		597,997	
SOH/AGL Deduction		184,066	
ASSESSED VALUE		413,931	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		363,931	
TOTAL JUST VALUE		597,997	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		575,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1910834	CO ISSUED	0	10/15/2019
19010633	SCRNENCL	4,000	10/08/2019
1903689	NEW CONSTR	500,197	05/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2315/1541	10/30/2019	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: MARTZ SUSAN & LARRY					
2246/1096	12/31/2018	SW	U	V	37
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES											
BAS=[YR=2019] W31 PTO=[YR=2019] N10 W22 S10 FOP=[YR=2019] R3 D3 S9 R4 D4 E15 N16 W22\$ E22\$ S16 W15 U4 L4 N9 U3 L3 W8 L3 D3 S64 FOP=[YR=2019] S7 E31 N11 FGR=[YR=2019] E12 S4 E21 N26 W13 S2 W16 FST=[YR=2019] N3 W5 S3 E5\$ W5 S20 E1\$ W1 N8 W8 S12 W4 S1 W13 N1 W5\$ E5 S1 E13 N1 E4 N12 E8 N14 E5 S3 E16 N2 E13 N42\$ PTR= E20 FUS=[YR=2019] S16 E11 FST=[YR=2019] S3 E3 STR=[YR=2019] S11 E11 N14 W11 S3\$ N3 W3\$ E14 N16 W25\$ W20\$.											