

LOT 88
HAMPTON LAKES PHASE 3
OR 2229/288

ZUKOWSKI DAVID A & ANDREA M S
85477 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0088-0000



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	14	CARPET 60		
Interior Floo	13	LVT/LAMNT 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		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	
NEIGHBORHOOD/LOC	4085.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,240	100	3,240	401,847
FGR	870	55	478	59,285
FOP	60	30	18	2,233
FOP	290	30	87	10,791
TOTALS	4,460		3,823	474,154

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,823	99.7200	124.65	476,537	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 3240 HX Base Yr 2023											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	
						INC DATE				AG DATE	
85477 FALLEN LEAF DR, FERNANDINA BEACH									06/13/2023	MLU	

EXTRA FEATURES							85477 FALLEN LEAF DR, FERNANDINA BEACH, FL 32110							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	1,072.00	SF	10.00	10.00	100	2021	2021	3	99	10,613	
2	0912	SCRN RM G	1	100	0	0	1,409.00	SF	20.00	20.00	100	2024	2023		100	28,180	
3	0861	POOL GUNIT	1	100	0	0	374.00	SF	85.00	85.00	100	2024	2023		100	31,790	
4	0855	CONC PAVER	1	100	0	0	1,035.00	SF	10.00	10.00	100	2024	2023		100	10,350	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	