

LOT 90
HAMPTON LAKES PHASE 3
OR 2229/288

COCKLN RICHARD R & CANDICE H
85449 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	2,286	100	2,286	278,570
FGR	499	55	274	33,390
FOP	175	30	52	6,337
FOP	358	30	107	13,039
FUS	1,994	100	1,994	242,987
STR	48	10	5	609

TOTALS	5,360		4,718	574,932
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	810.00	SF	10.00
2	0866	POOL FIBER	0	100	42	15	630.00	SF	72.00
3	0911	SCRN RM A	0	100	60	44	2,640.00	SF	17.50
4	0857	SANDSTONE/	0	100	0	0	1,737.00	SF	16.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,718	98.4700	123.09	580,739	2020	2020	0	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 4280 HX Base Yr 2021												

85449 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	810.00	SF	10.00	10.00	100	2020	2020	3	99	8,019	
2	0866	POOL FIBER	0	100	42	15	630.00	SF	72.00	72.00	100	2022	2022	3	97	43,999	
3	0911	SCRN RM A	0	100	60	44	2,640.00	SF	17.50	17.50	100	2022	2022	3	97	44,814	
4	0857	SANDSTONE/	0	100	0	0	1,737.00	SF	16.00	16.00	100	2022	2022	3	100	27,792	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

TOTAL OB/XF										126,564							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 4 Tax Dist:							
BUILDING MARKET VALUE										574,932							
TOTAL MARKET OB/XF VALUE										126,564							
TOTAL LAND VALUE - MARKET										75,000							
TOTAL MARKET VALUE										776,496							
SOH/AGL Deduction										189,387							
ASSESSED VALUE										587,109							
TOTAL EXEMPTION VALUE										HX HB VX 55,000							
BASE TAXABLE VALUE										532,109							
TOTAL JUST VALUE										776,496							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										753,289							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009218	ADDITION	53,536	09/24/2021
21007477	SWIM POOL	60,000	07/14/2021
20011102	CO ISSUED	0	11/13/2020
20003106	NEW CONSTR	561,447	05/20/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2411/1403	11/23/2020	SW	Q	I	02	581,200	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: COCKLN RICHARD R &							
2246/1096	12/31/2018	SW	U	V	37	5,700,000	
GRANTOR: AW VENTURE I LLC ET A							
GRANTEE: AVH NORTH FLORIDA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 FOP=[YR=2020] N8 W32 S8 E1 S6 E17 N6 E14\$ W14 S6 W17 N6 W14 S50 E6 S2 E10 FOP=[YR=2020] S5 E23 N7 W15 N3 W6 S5 W2\$ E2 N5 E6 S3 E15 N1 FGR=[YR=2020] E19 N31 W10 S10 W9 S21\$ N21 E9 N10 E10 N18\$ PTR=E10 FUS=[YR=2020] S41 E6 S2 E12 N5 E7 S3 E15 N3 E19 N38 W15 STR=[YR=2020] W12 S4 E12 N4\$ S4 W12 S15 W17 N19 W15\$ W10\$.									