LOT 95
HAMPTON LAKES PHASE 3
OR 2229/288

GRAY SHAMAR D & ROSLYN M
85309 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0095-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

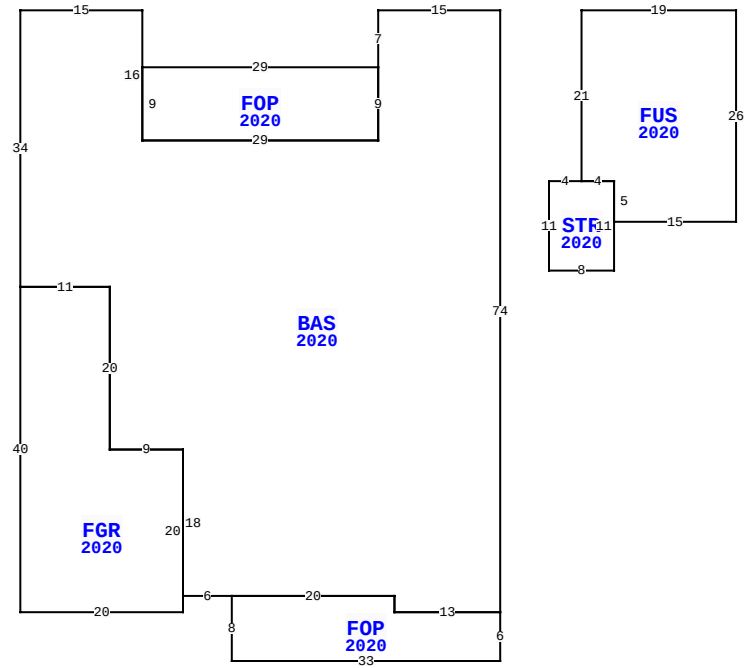
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,230	100	3,230	399,233
FGR	620	55	341	42,148
FOP	238	30	71	8,775
FOP	261	30	78	9,641
FUS	474	100	474	58,587
STR	88	10	9	1,113
TOTALS	4,911		4,203	519,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,203	99.8800	124.85	524,745	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 3704 HX Base Yr



85309 FALLEN LEAF DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		519,498
TOTAL MARKET OB/XF VALUE		7,366
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		601,864
SOH/AGL Deduction		0
ASSESSED VALUE		601,864
TOTAL EXEMPTION VALUE	13	601,864
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		601,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009029	CO ISSUED	0	09/29/2020
2000975	NEW CONSTR	496,269	02/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1538	10/29/2020	SW	Q	I	01	517,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GRAY SHAMAR D & ROS						
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

BUILDING DIMENSIONS

BAS=[YR=2020] W15 S7 FOP=[YR=2020] W29 S9 E29 N9$ S9 W29 N16 W15 S34 FGR=[YR=2020] S40 E20 N20 W9 N20 W11 $ E11 S20 E9 S18 E6 FOP=[YR=2020] S8 E33 N6 W13 N2 W20$ E20 S2 E13 N74$ PTR=E10 FUS=[YR=2020] S21 STR=[YR=2020] W4 S11 E8 N11 W4$ E4 S5 E15 N26W19$ W10$.

EXTRA FEATURES

LN	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	744.00	SF	10.00	10.00	100	2020	2020	3	99	7,366	

LAND DESCRIPTION

TOTAL OB/XF 7,366

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 08/01/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS