

LOT 67
HAMPTON LAKES PHASE 3
OR 2229/288

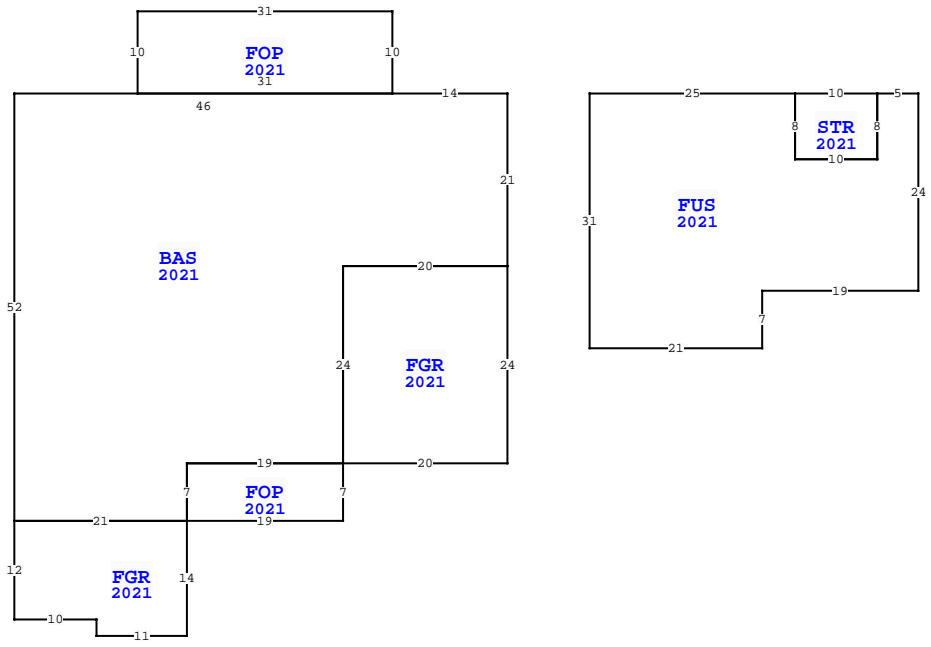
DIJON LAURENT & LAURENCE MARTINE CLAUDINE GHERARDI
85316 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0067-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	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		5	100
Bathrooms		3	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	YEAR
BAS	2,367	100	2021
FGR	274	55	2021
FGR	480	55	2021
FOP	133	30	2021
FOP	310	30	2021
FUS	1,027	100	2021
STR	80	10	2021
TOTALS	4,671		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,950	103.9500	137.21	541,980	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2025 Heated Area: 3394 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			536,560
TOTAL MARKET OB/XF VALUE			11,801
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			623,361
SOH/AGL Deduction			245,151
ASSESSED VALUE			378,210
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			327,488
TOTAL JUST VALUE			623,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			597,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003990	NEW CONSTR	460,875	08/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/887	10/23/2024	WD Q	Q	I	02	742,500
GRANTOR: MEDLIN OSHI MICHELLE						
2462/1306	5/14/2021	SW Q	Q	I	01	488,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MEDLIN OSHI MICHELL						

EXTRA FEATURES																
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	1,192.00	SF	10.00	10.00	100	2021	2021	3	99	11,801	

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

BUILDING NOTES	
85316 FALLEN LEAF DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2021] W14 FOP=[YR=2021] N10 W31 S10 E31\$ W46 S52	
FGR=[YR=2021] S12 E10 S2 E11 N14 FOP=[YR=2021] E19 N7	
FGR=[YR=2021] E20 N24 W20 S24\$ W19 S7\$ W21\$ E21 N7 E19 N24	
E20 N21\$ PTR=E10 FUS=[YR=2021] S31 E21 N7 E19 N24 W5	
STR=[YR=2021] W10 S8 E10 N8\$ S8 W10 N8 W25\$ W10\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							