LOT 68
HAMPTON LAKES PHASE 3
OR 2229/288

CANIFF NANCY/LUCAS SEAN M
85330 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

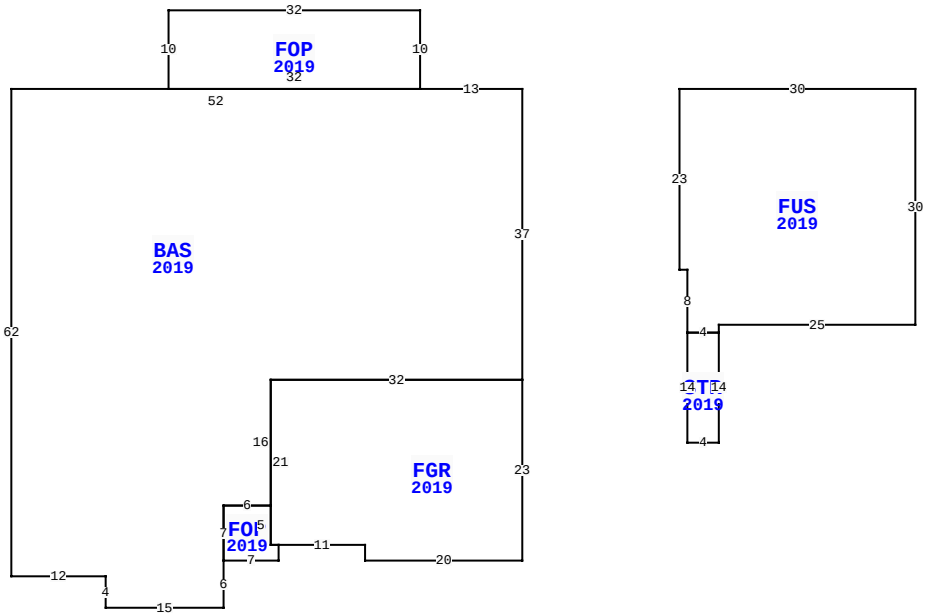
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100	2019	3,236	397,457
FGR	712	55	2019	392	48,146
FOP	44	30	2019	13	1,596
FOP	320	30	2019	96	11,791
FUS	897	100	2019	897	110,173
STR	56	10	2019	6	737
TOTALS	5,265			4,640	569,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,640	94.9440	125.33	581,531	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 4133 HX Base Yr 2020



85330 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		569,900
TOTAL MARKET OB/XF VALUE		111,897
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		756,797
SOH/AGL Deduction		203,360
ASSESSED VALUE		553,437
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		502,715
TOTAL JUST VALUE		756,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B220008162	808 SQFT POOL W/	200,000	05/25/2022
19012553	CO ISSUED	0	12/10/2019
19002785	NEW CONSTR	543,937	03/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/1566	12/31/2019	SW	Q	I	01	487,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CANIFF NANCY & SEAN						
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=2019] W13 FOP=[YR=2019] N10 W32 S10 E32$ W52 S62 E12 S4 E15 N6 FOP=[YR=2019] E7 N2 FGR=[YR=2019] E11 S2 E20 N23 W32 S21 E1$ W1 N5 W6 S7$ N7 E6 N16 E32 N37$ PTR=E20 FUS=[YR=2019] E30 S30 W25 S1 STR=[YR=2019] S14 W4 N14 E4$ W4 N8 W1 N23$ W20$.

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	1,081.00	SF	10.00	10.00	100	2019	2019	3	97	10,486	
2	0855	CONC PAVER	0	100	0	0	44.00	SF	10.00	10.00	100	2019	2019	3	97	427	
3	0861	POOL GUNIT	0	100	0	0	808.00	SF	85.00	85.00	100	2024	2023		98	67,306	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
5	0855	CONC PAVER	0	100	0	0	2,252.00	SF	10.00	10.00	100	2024	2023		100	22,520	
6	0462	ST/AL FNC	0	100	220	0	880.00	SF	10.00	10.00	100	2024	2023		98	8,624	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 111,897

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	RES	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 07/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS