

LOT 69
HAMPTON LAKES PHASE 3
OR 2229/288

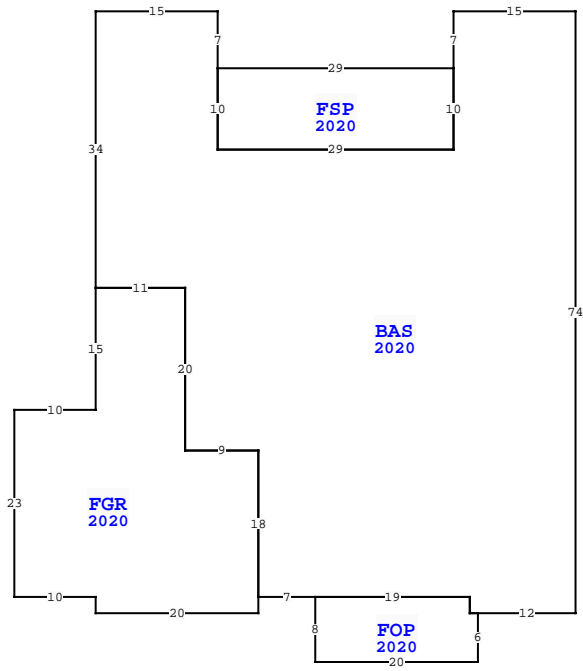
SANDERS CONSTANCE V/ALPERSTEIN STEVEN H
85344 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0069-0000

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	13	LVT/LAMMT	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	YEAR
BAS	3,201	100	2020
FGR	850	55	2020
FOP	158	30	2020
FSP	290	40	2020
TOTALS	4,499		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,832	102.7800	135.67	519,887	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2025 Heated Area: 3201 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			512,089
TOTAL MARKET OB/XF VALUE			11,446
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			598,535
SOH/AGL Deduction			352,900
ASSESSED VALUE			245,635
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			194,913
TOTAL JUST VALUE			598,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			557,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008564	CO ISSUED	0	09/17/2020
20000601	NEW CONSTR	445,954	01/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/99	12/30/2024	WD	Q	I	01	688,500
GRANTOR: FRICKENSTEIN FAM REV						
GRANTEE: SANDERS CONSTANCE V						
2573/1452	6/21/2022	WD	Q	I	01	650,000
GRANTOR: COLE DOUGLAS A & SHER						
GRANTEE: FRICKENSTEIN FAMILY						

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 PAVR	0	100	0	1,168.00	SF	10.00	10.00	100	2020	2020	3	98	11,446	

BUILDING NOTES														
85344 FALLEN LEAF DR, FERNANDINA BEACH														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
06/13/2023 MLU														
BUILDING DIMENSIONS														
BAS=[YR=2020;ORIG=0,0] W15 S7 S10 W29 N10 N7 W15 S34 E11 S20 E9 S18 E7 E19 S2 E1 E12 N74 \$														
FGR=[YR=2020;ORIG=-59,34] S15 W10 S23 E10 S2 E20 N2 N18 W9 N20 W11 \$														
FSP=[YR=2020;ORIG=-15,7] W29 S10 E29 N10 \$														
FOP=[YR=2020;ORIG=-32,72] S8 E20 N6 W1 N2 W19 \$														

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							