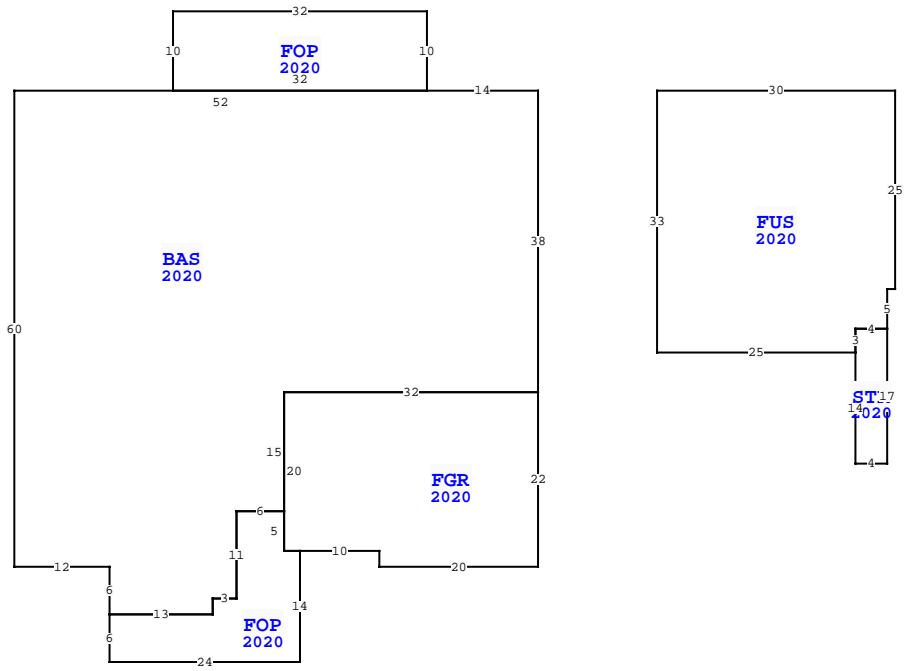


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	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	YEAR
BAS	3,304	100	2020
FGR	680	55	2020
FOP	244	30	2020
FOP	320	30	2020
FUS	970	100	2020
STR	68	10	2020
TOTALS	5,586		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,824	100.4480	132.59	639,614	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021 Heated Area: 4274 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			630,020
TOTAL MARKET OB/XF VALUE			131,071
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			836,091
SOH/AGL Deduction			185,971
ASSESSED VALUE			650,120
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			599,398
TOTAL JUST VALUE			836,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			808,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017096	ADDITION	42,205	11/17/2022
22012864	SWIM POOL	80,000	08/22/2022
20003219	CO ISSUED	0	04/14/2020
19008885	NEW CONSTR	552,808	08/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1201	4/24/2020	SW Q	Q	I	01	509,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DOMBOSKI VINCENT J						
2246/1096	12/31/2018	SW U	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

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	1,316.00	UT	10.00	10.00	100	2020	2020	3	98	12,897	
2	0861	POOL GUNIT	1	100	0	553.00	SF	85.00	85.00	100	2023	2023		98	46,065	
3	0912	SCRN RM G	1	100	0	2,418.00	SF	20.00	20.00	100	2023	2023		97	46,909	
4	0855	CONC PAVER	1	100	0	1,535.00	SF	10.00	10.00	100	2023	2023		100	15,350	
5	0600	SUMMER KIT	1	100	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		97	4,850	
6	0501	FP-AVERAGE	1	100	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000	

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

BUILDING NOTES	
85470 FALLEN LEAF DR, FERNANDINA BEACH	

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	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							