LOT 76
HAMPTON LAKES PHASE 3
OR 2229/288

ROBERTSON CHRISTOPHER E & SAKIA FORD
85488 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0076-0000

BUILDING CHARACTERISTICS

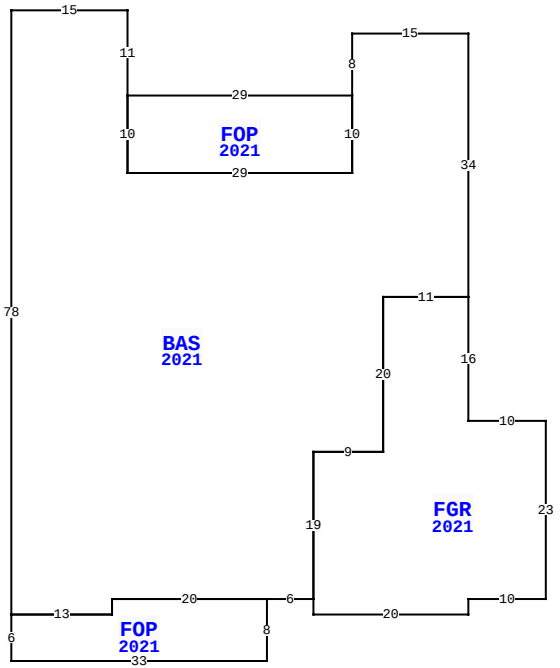
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,256	100	2021	3,256	426,590
FGR	870	55	2021	478	62,626
FOP	238	30	2021	71	9,302
FOP	290	30	2021	87	11,399
TOTALS	4,654			3,892	509,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,892	100.2600	132.34	515,067	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 3256 HX Base Yr



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

85488 FALLEN LEAF DR, FERNANDINA BEACH

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	0	0	0	1,290.00	SF	10.00	10.00	100	2021	2021	3	99	12,771	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	509,916
TOTAL MARKET OB/XF VALUE	12,771
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	597,687
SOH/AGL Deduction	10,794
ASSESSED VALUE	586,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,893
TOTAL JUST VALUE	597,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000766	INSTALL 29X17'8X1	23,511	01/21/2025
21014877	CO ISSUED	0	10/28/2021
20013171	NEW CONSTR	459,858	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1519	10/29/2021	SW	Q	I	01	527,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ROBERTSON CHRISTOPH						
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=2021;ORIG=0,0] W15 S8 S10 W29 N10 N11 W15 S78 E13 N2 E20 E6 N19 E9 N20 E11 N34 $
FGR=[YR=2021;ORIG=-20,73] S2 E20 N2 E10 N23 W10 N16 W11 S20 W9 S19 $
FOP=[YR=2021;ORIG=-15,8] W29 S10 E29 N10 $
FOP=[YR=2021;ORIG=-59,75] S6 E33 N8 W20 S2 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,771

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/12/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS