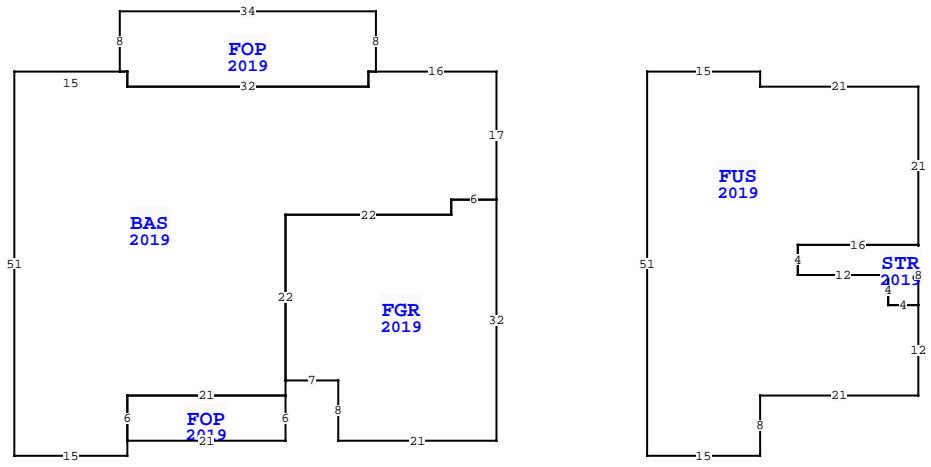


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	10	ABOVE AVG	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2,124	100	2019
FGR	796	55	2019
FOP	126	30	2019
FOP	336	30	2019
FUS	1,546	100	2019
STR	80	10	2019
TOTALS	5,008		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,255	104.8080	138.35	588,679	2019	2019	0	0	2.45	97.55
1 SNGL FAM - 100% - 2023 Heated Area: 3670 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			574,256
TOTAL MARKET OB/XF VALUE			99,032
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			748,288
SOH/AGL Deduction			5,550
ASSESSED VALUE			742,738
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			692,016
TOTAL JUST VALUE			748,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			722,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013421	ADDITION	14,680	10/01/2021
21002000	SWIM POOL	88,370	02/19/2021
20007333	CO ISSUED	0	08/17/2020
B1903210	NEW CONSTR	550,096	04/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0115	5/27/2022	WD	Q	I	02	890,000
GRANTOR: NANTZ JACOB & CYNTHIA						
GRANTEE: WURM DAVID U TRUST						
2392/0439	9/11/2020	SW	Q	I	01	517,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: NANTZ JACOB & CYNTH						

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	0			1,416.00	SF	10.00	2019	2019	3	97	13,735
2	0855	CONC PAVER	0	100	0	0			240.00	SF	10.00	2019	2019	3	97	2,328
3	0911	SCRN RM A	0	100	0	0			1,696.00	SF	17.50	2021	2021	3	90	26,712
4	0861	POOL GUNIT	0	100	0	0			439.00	SF	85.00	2021	2021	3	93	34,703
5	0855	CONC PAVER	0	100	0	0			1,343.00	SF	10.00	2021	2021	3	99	13,296
6	0462	ST/AL FNC	0	100	0	0			888.00	SF	10.00	2021	2021	3	93	8,258

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

BUILDING NOTES	
85512 FALLEN LEAF DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2019] W16 FOP=[YR=2019] N8 W34 S8 E1 S2 E32 N2 E1\$ W1 S2 W32 N2 W15 S51 E15 N2 FOP=[YR=2019] E21 N6 W21 S6\$ N6 E21 N2 FGR=[YR=2019] E7 S8 E21 N32 W6 S2 W22 S22\$ N22 E22 N2 E6 N17\$ PTR=E20 FUS=[YR=2019] E15 S2 E21 S21 STR=[YR=2019] S8 W4 N4 W12 N4 E16\$ W16 S4 E12 S4 E4 S12 W21 S8 W15 N51\$ W20\$.	

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							