LOT 78
HAMPTON LAKES PHASE 3
OR 2229/288

CUARTERO DAVID K
85526 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0078-0000

BUILDING CHARACTERISTICS

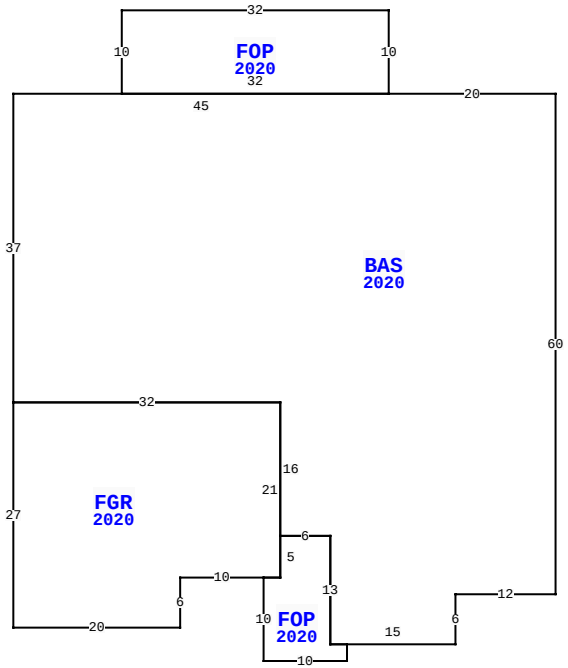
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,212	100	2020	3,212	414,967
FGR	792	55	2020	436	56,328
FOP	114	30	2020	34	4,392
FOP	320	30	2020	96	12,402
TOTALS	4,438			3,778	488,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,778	99.3600	131.16	495,522	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 3212 HX Base Yr 2021



85526 FALLEN LEAF DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	488,089
TOTAL MARKET OB/XF VALUE	11,829
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	574,918
SOH/AGL Deduction	156,100
ASSESSED VALUE	418,818
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	368,096
TOTAL JUST VALUE	574,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001338	CO ISSUED	0	02/13/2020
19008473	NEW CONSTR	444,034	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/885	12/12/2023	QC	U	I	11	100
GRANTOR: CUARTERO LESLIE A						
GRANTEE: CUARTERO DAVID K						
2340/0336	2/18/2020	SW	Q	I	01	444,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CUARTERO DAVID K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FOP=[YR=2020] N10 W32 S10 E32$ W45 S37
FGR=[YR=2020] S27 E20 N6 E10 FOP=[YR=2020] S10 E10 N2 W2 N13
W6 S5 W2$ E2 N21 W32$ E32 S16 E6 S13 E15 N6 E12 N60$.

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	1,207.00	SF	10.00	10.00	100	2020	2020	3	98	11,829	

LAND DESCRIPTION

TOTAL OB/XF 11,829

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	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 01/28/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS