LOT 84
HAMPTON LAKES PHASE 3
OR 2229/288

GANNAWAY LIVING TRUST/GANNAWAY JULIA A TRUSTEE
85533 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0084-0000

BUILDING CHARACTERISTICS

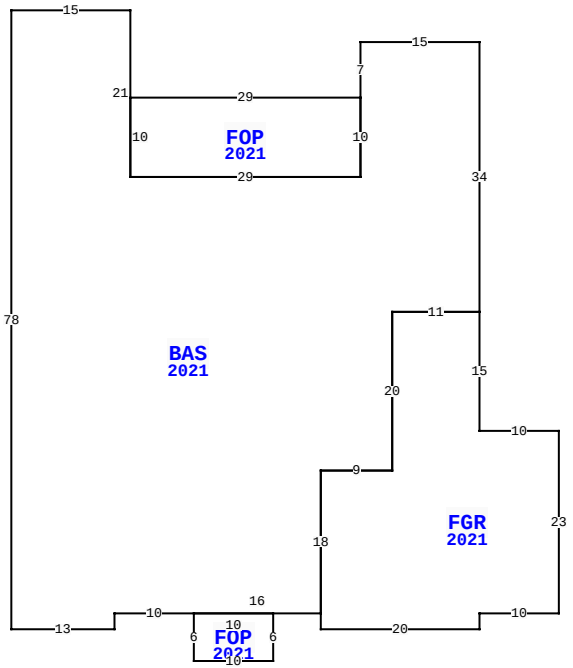
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	3,261	100	2021	3,261	456,785
FGR	850	55	2021	468	65,555
FOP	60	30	2021	18	2,522
FOP	290	30	2021	87	12,187
TOTALS	4,461			3,834	537,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,834	107.1900	141.49	542,473	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3261 HX Base Yr 2022



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

85533 FALLEN LEAF DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		537,048
TOTAL MARKET OB/XF VALUE		10,801
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		622,849
SOH/AGL Deduction		136,722
ASSESSED VALUE		486,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		435,405
TOTAL JUST VALUE		622,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000329	NEW CONSTR	455,391	01/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0458	8/30/2021	SW	Q	I	01	505,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GANNAWAY LIVING TRU						
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] W15 S7 FOP=[YR=2021] W29 S10 E29 N10$ S10 W29 N21 W15 S78 E13 N2 E10 FOP=[YR=2021] S6 E10 N6 W10$ E16 FGR=[YR=2021] S2 E20 N2 E10 N23 W10 N15 W11 S20 W9 S18$ N18 E9 N20 E11 N34$.

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	1,091.00	SF	10.00	10.00	100	2021	2021	3	99	10,801	

TOTAL OB/XF 10,801

LAND DESCRIPTION

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	000134	C	RES POND	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 09/24/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS