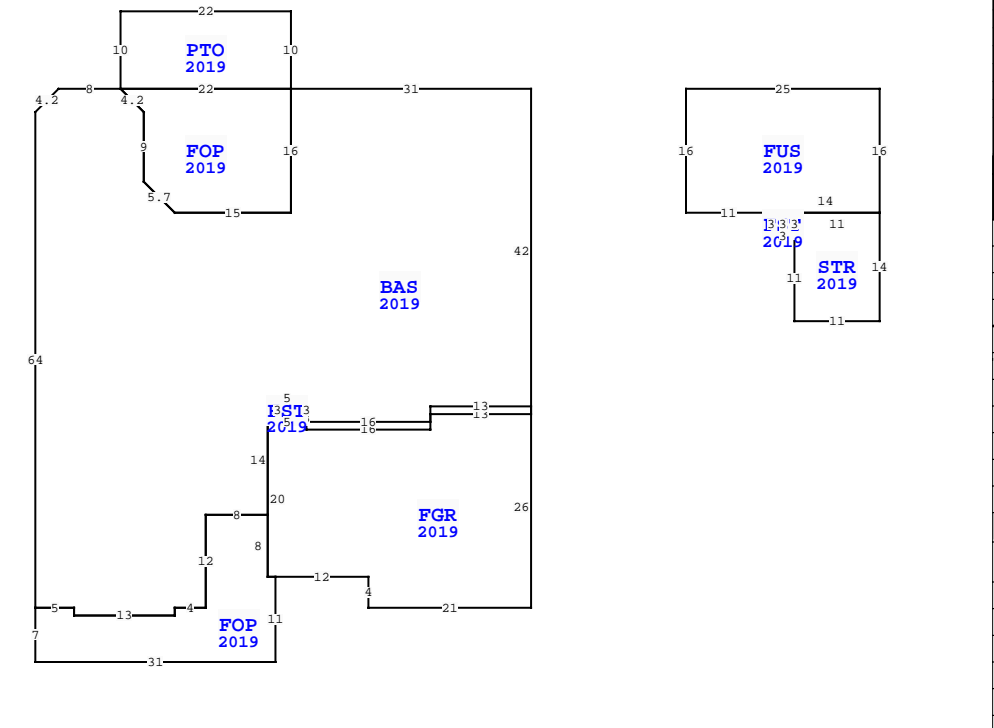


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,131	99.7040	131.61	543,681	2019	2019	0	0	2.05	97.95

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	532,536
TOTAL MARKET OB/XF VALUE	15,844
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	623,380
SOH/AGL Deduction	197,445
ASSESSED VALUE	425,935
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	375,213
TOTAL JUST VALUE	623,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,997



QUALITY	CD	QUALITY LEVEL			
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	3,077	100	2019	3,077	396,662
FGR	790	55	2019	434	55,948
FOP	301	30	2019	90	11,602
FOP	304	30	2019	91	11,731
FST	9	55	2019	5	645
FST	15	55	2019	8	1,031
FUS	400	100	2019	400	51,565
PTO	220	5	2019	11	1,418
STR	154	10	2019	15	1,934
TOTALS	5,270			4,131	532,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1910834	CO ISSUED	0	10/15/2019
19010633	SCRNENCL	4,000	10/08/2019
1903689	NEW CONSTR	500,197	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1541	10/30/2019	SW	Q	I	01	491,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARTZ SUSAN & LARRY						
2246/1096	12/31/2018	SW	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 PAVR	0	100	0	36.00	SF	10.00	10.00	100	2019	2019	3	97	349	
2	0855	CONC PAVR	0	100	0	1,272.00	SF	10.00	10.00	100	2019	2019	3	97	12,338	
3	0911	SCRN RM A	0	100	0	220.00	SF	17.50	17.50	100	2019	2019	3	82	3,157	

BLD DATE										LGL DATE									
XF DATE										LAND DATE									
INC DATE										AG DATE									
85505 FALLEN LEAF DR, FERNANDINA BEACH										06/13/2023 MLU									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W31 PTO=[YR=2019] N10 W22 S10 FOP=[YR=2019] R3 D3 S9 R4 D4 E15 N16 W22\$ E22\$ S16 W15 U4 L4 N9 U3 L3 W8 L3 D3 S64 FOP=[YR=2019] S7 E31 N11 FGR=[YR=2019] E12 S4 E21 N26 W13 S2 W16 FST=[YR=2019] N3 W5 S3 E5\$ W5 S20 E1\$ W1 N8 W8 S12 W4 S1 W13 N1 W5\$ E5 S1 E13 N1 E4 N12 E8 N14 E5 S3 E16 N2 E13 N42\$ PTR= E20 FUS=[YR=2019] S16 E11 FST=[YR=2019] S3 E3 STR=[YR=2019] S11 E11 N14 W11 S3\$ N3 W3\$ E14 N16 W25\$ 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	DPHT 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							