

LOT 87  
HAMPTON LAKES PHASE 3  
OR 2229/288

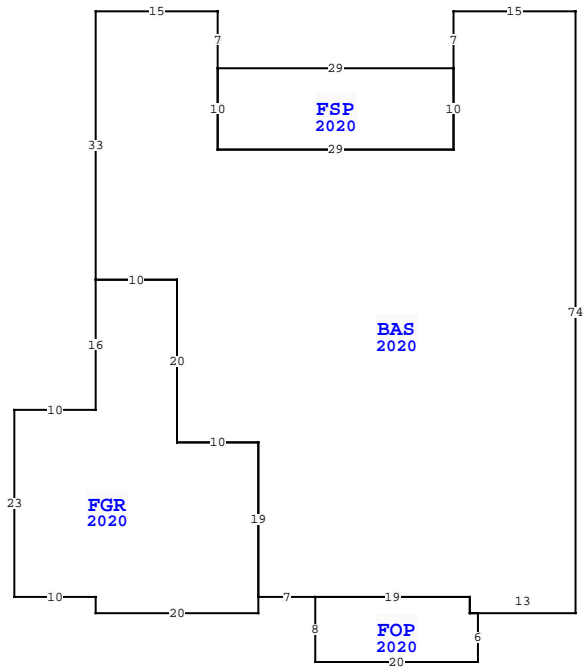
RODRIGUEZ RUTH ROSARIO & HERBERT ROY  
85491 FALLEN LEAF DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0722-0087-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	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
BAS	3,201	100	2020
FGR	850	55	2020
FOP	158	30	2020
FSP	290	40	2020
TOTALS	4,499		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,832	102.1500	134.84	516,707	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021 Heated Area: 3201 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			508,956
TOTAL MARKET OB/XF VALUE			89,040
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			672,996
SOH/AGL Deduction			160,418
ASSESSED VALUE			512,578
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			461,856
TOTAL JUST VALUE			672,996
NCON VALUE			80,857
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			567,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005600	POOL SCREEN ENCLC	15,500	05/08/2024
SP240005202	INGROUND SWIMMING	116,100	04/30/2024
20010739	CO ISSUED	0	11/05/2020
20003685	NEW CONSTR	445,954	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0749	11/19/2020	SW	Q	I	02	515,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RODRIGUEZ RUTH ROSA						
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 PAVER	0	100	0	1,228.00	SF	10.00	10.00	100	2020	2020	3	98	12,034							
2	0855	CONC PAVER	0	100	90	270.00	SF	10.00	10.00	100	2025	2024		100	2,700							
3	0912	SCRN RM G	0	100	0	1,376.00	SF	20.00	20.00	100	2025	2024		100	27,520							
4	0861	POOL GUNIT	0	100	0	330.00	SF	85.00	85.00	100	2025	2024		100	28,050							
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000							
6	0857	SANDSTONE/	0	100	0	1,046.00	SF	16.00	16.00	100	2025	2024		100	16,736							
TOTALS												4,499		3,832	508,956							

85491 FALLEN LEAF DR, FERNANDINA BEACH

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2020;ORIG=0,0] W15 S7 S10 W29 N10 N7 W15 S33 E10 S20 E10 S19 E7 E19 S2 E13 N74 \$											
FGR=[YR=2020;ORIG=-59,33] S16 W10 S23 E10 S2 E20 N2 N19 W10 N20 W10 \$											
FSP=[YR=2020;ORIG=-15,7] W29 S10 E29 N10 \$											
FOP=[YR=2020;ORIG=-32,72] S8 E20 N6 W1 N2 W19 \$											

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	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							