

LOT 90
HAMPTON LAKES PHASE 3
OR 2229/288

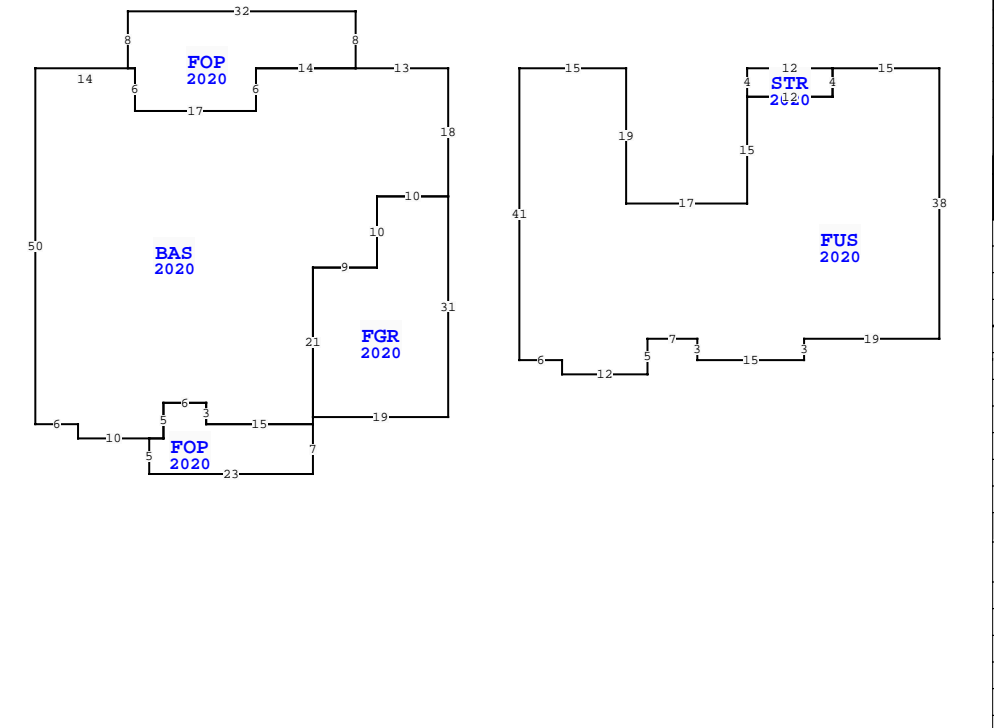
COCKLN RICHARD R & CANDICE H
85449 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0090-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	4,718	98.4700	129.98	613,246	2020	2020	0	0	0	1.50	98.50



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	2,286	100	2020	2,286	292,677
FGR	499	55	2020	274	35,081
FOP	175	30	2020	52	6,658
FOP	358	30	2020	107	13,699
FUS	1,994	100	2020	1,994	255,292
STR	48	10	2020	5	640
TOTALS	5,360			4,718	604,047

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				604,047
TOTAL MARKET OB/XF VALUE				122,741
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				801,788
SOH/AGL Deduction				197,653
ASSESSED VALUE				604,135
TOTAL EXEMPTION VALUE	HX HB VX			55,722
BASE TAXABLE VALUE				548,413
TOTAL JUST VALUE				801,788
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				776,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009218	ADDITION	53,536	09/24/2021
21007477	SWIM POOL	60,000	07/14/2021
20011102	CO ISSUED	0	11/13/2020
20003106	NEW CONSTR	561,447	05/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1403	11/23/2020	SW	Q	I	02	581,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COCKLN RICHARD R &						
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															85449 FALLEN LEAF DR, FERNANDINA BEACH	
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			810.00	SF	10.00	2020	2020	3	98	7,938
2	0866	POOL FIBER	0	100	42	15			630.00	SF	72.00	2022	2022	3	93	42,185
3	0911	SCRN RM A	0	100	60	44			2,640.00	SF	17.50	2022	2022	3	93	42,966
4	0857	SANDSTONE/	0	100	0	0			1,737.00	SF	16.00	2022	2022	3	100	27,792
5	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2022	2022	3	93	1,860

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

BUILDING DIMENSIONS														
BAS=[YR=2020] W13 FOP=[YR=2020] N8 W32 S8 E1 S6 E17 N6 E14\$ W14 S6 W17 N6 W14 S50 E6 S2 E10 FOP=[YR=2020] S5 E23 N7 W15 N3 W6 S5 W2\$ E2 N5 E6 S3 E15 N1 FGR=[YR=2020] E19 N31 W10 S10 W9 S21\$ N21 E9 N10 E10 N18\$ PTR=E10 FUS=[YR=2020] S41 E6 S2 E12 N5 E7 S3 E15 N3 E19 N38 W15 STR=[YR=2020] W12 S4 E12 N4\$ S4 W12 S15 W17 N19 W15\$ W10\$.														

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	CONSVR
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							