LOT 43
HAMPTON LAKES #2 PBK 8/165

HUBBS PORTER W
85302 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

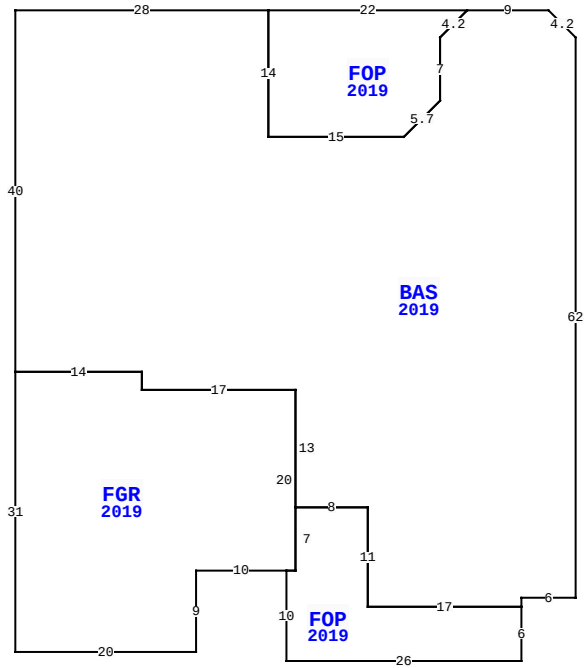
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2019	2,959	396,522
FGR	828	55	2019	455	60,973
FOP	248	30	2019	74	9,917
FOP	263	30	2019	79	10,586
TOTALS	4,298			3,567	477,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,567	103.5900	136.74	487,752	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2959 HX Base Yr 2021



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

85302 FALLEN LEAF DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		477,997
TOTAL MARKET OB/XF VALUE		11,708
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		564,705
SOH/AGL Deduction		151,606
ASSESSED VALUE		413,099
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		357,377
TOTAL JUST VALUE		564,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009911	CO ISSUED	0	09/19/2019
B1903871	NEW CONSTR	399,240	04/17/2019
B1903871	NEW CONSTR	399,240	04/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1934	7/30/2020	SW	Q	I	01	425,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HUBBS PORTER W						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 FOP=[YR=2019] W22 S14 E15 U4 R4 N7 U3 R3 $ D3 L3 S7 D4 L4 W15 N14 W28 S40 FGR=[YR=2019] S31 E20 N9 E10 FOP=[YR=2019] S10 E26 N6 W17 N11 W8 S7 W1$ E1 N20 W17 N2 W14$ E14 S2 E17 S13 E8 S11 E17 N1 E6 N62$.

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	1,003.00	SF	10.00	10.00	100	2019	2019	3	97	9,729	
2	0855	CONC PAVER	0	100	0	0	204.00	SF	10.00	10.00	100	2019	2019	3	97	1,979	

LAND DESCRIPTION

TOTAL OB/XF 11,708

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	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							

REVIEW DATE 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS