LOT 68
HAMPTON LAKES PHASE 3
OR 2229/288

CANIFF NANCY/LUCAS SEAN M
85330 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0068-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

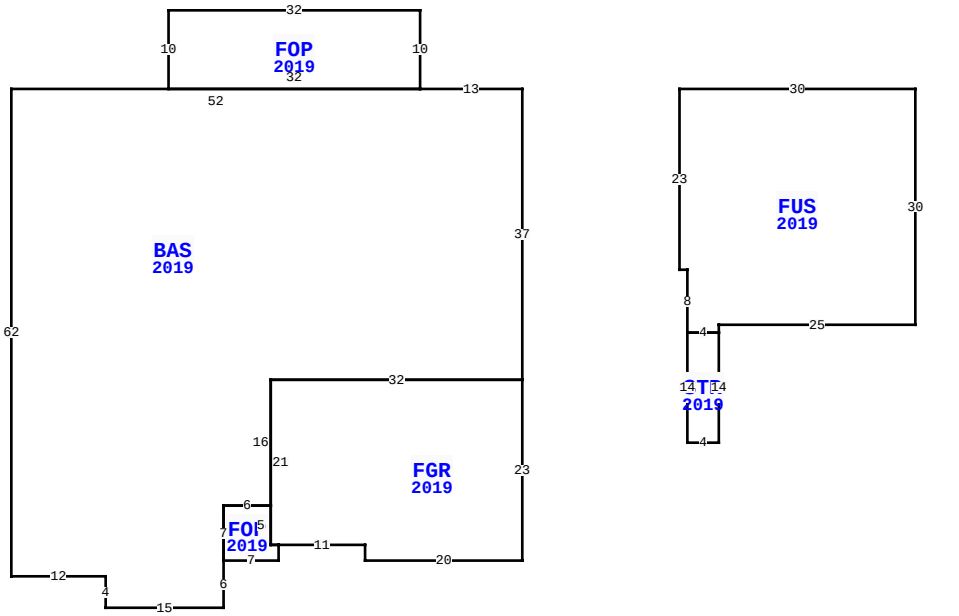
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100	2019	3,236	395,555
FGR	712	55	2019	392	47,916
FOP	44	30	2019	13	1,589
FOP	320	30	2019	96	11,735
FUS	897	100	2019	897	109,646
STR	56	10	2019	6	733
TOTALS	5,265			4,640	567,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,640	90.1968	125.37	581,717	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 4133 HX Base Yr 2020



85330 FALLEN LEAF DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		567,174
TOTAL MARKET OB/XF VALUE		60,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		702,174
SOH/AGL Deduction		133,794
ASSESSED VALUE		568,380
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		516,969
TOTAL JUST VALUE		702,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		756,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B220008162	808 SQFT POOL W/	200,000	05/25/2022
19012553	CO ISSUED	0	12/10/2019
19002785	NEW CONSTR	543,937	03/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/1566	12/31/2019	SW	Q	I	01	487,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CANIFF NANCY & SEAN						
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=2019] W13 FOP=[YR=2019] N10 W32 S10 E32$ W52 S62 E12 S4 E15 N6 FOP=[YR=2019] E7 N2 FGR=[YR=2019] E11 S2 E20 N23 W32 S21 E1$ W1 N5 W6 S7$ N7 E6 N16 E32 N37$ PTR=E20 FUS=[YR=2019] E30 S30 W25 S1 STR=[YR=2019] S14 W4 N14 E4$ W4 N8 W1 N23$ W20$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2024	2023	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 60,000

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 07/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS