LOT 69
HAMPTON LAKES PHASE 3
OR 2229/288

SANDERS CONSTANCE V/ALPERSTEIN STEVEN H
85344 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0069-0000

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 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02

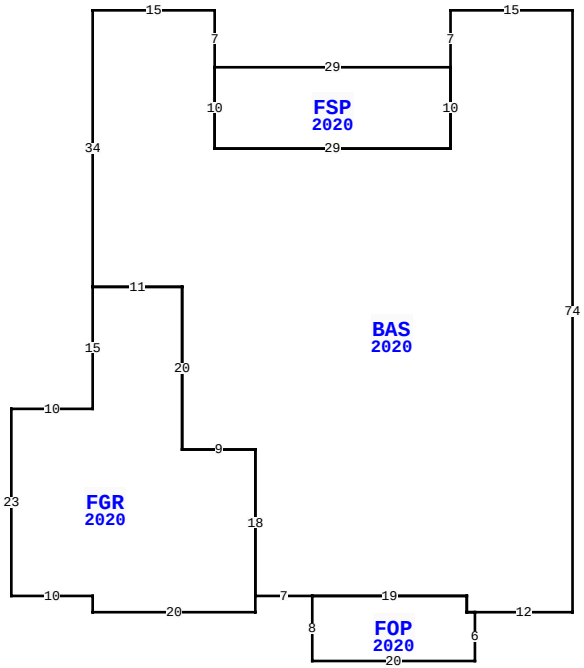
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,201	100	2020	3,201	425,751
FGR	850	55	2020	468	62,247
FOP	158	30	2020	47	6,251
FSP	290	40	2020	116	15,429
TOTALS	4,499			3,832	509,677

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	97.6410	135.72	520,079	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2025 Heated Area: 3201 HX Base Yr 2025



85344 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		509,677
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		584,677
SOH/AGL Deduction		332,410
ASSESSED VALUE		252,267
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,856
TOTAL JUST VALUE		584,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002736	BUILD 12' X 29' S	13,050	03/13/2026
20008564	CO ISSUED	0	09/17/2020
20000601	NEW CONSTR	445,954	01/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2759/99	12/30/2024	WD	Q	I	01	688,500
GRANTOR: FRICKENSTEIN FAM REV						
GRANTEE: SANDERS CONSTANCE V						
2573/1452	6/21/2022	WD	Q	I	01	650,000
GRANTOR: COLE DOUGLAS A & SHER						
GRANTEE: FRICKENSTEIN FAMILY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W15 S7 S10 W29 N10 N7 W15 S34 E11 S20 E9 S18 E7 E19 S2 E1 E12 N74 $
FGR=[YR=2020;ORIG=-59,34] S15 W10 S23 E10 S2 E20 N2 N18 W9 N20 W11 $
FSP=[YR=2020;ORIG=-15,7] W29 S10 E29 N10 $
FOP=[YR=2020;ORIG=-32,72] S8 E20 N6 W1 N2 W19 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS