LOT 73
HAMPTON LAKES PHASE 3
OR 2229/288

HOULTON BRENDAN MICHAEL & ANGELA MARIE
85400 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

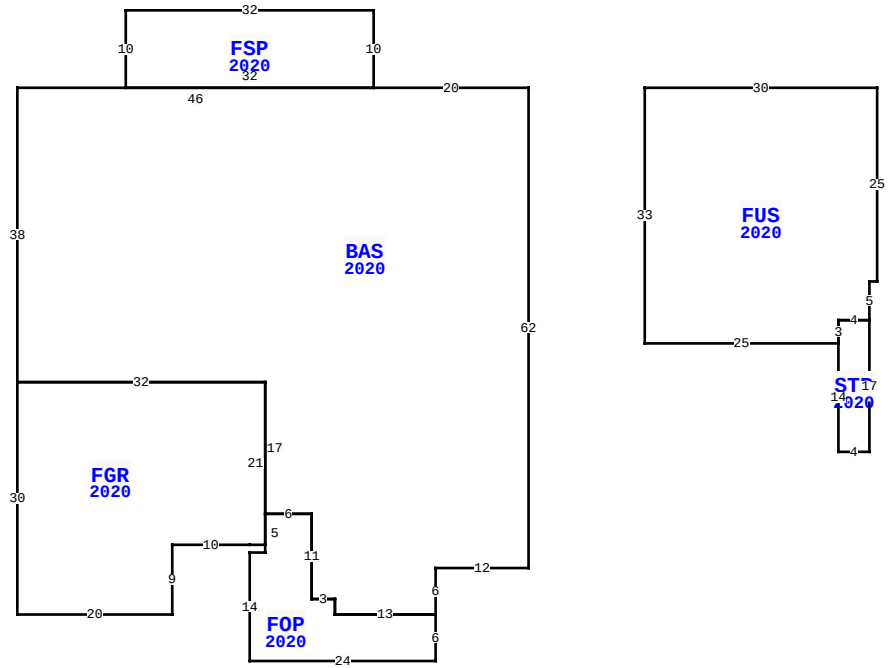
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,372	100	2020	3,372	454,491
FGR	852	55	2020	469	63,214
FOP	244	30	2020	73	9,840
FSP	320	40	2020	128	17,253
FUS	970	100	2020	970	130,741
STR	68	10	2020	7	944
TOTALS	5,826			5,019	676,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,019	99.4555	138.24	693,827	2020	2020	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2026 Heated Area: 4342 HX Base Yr 2026



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

85400 FALLEN LEAF DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		676,481
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		751,481
SOH/AGL Deduction		0
ASSESSED VALUE		751,481
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		700,070
TOTAL JUST VALUE		751,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		761,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP260001204	POOL RESI	80,000	02/04/2026
20003096	CO ISSUED	0	04/09/2020
19008997	NEW CONSTR	581,920	08/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/343	6/18/2025	WD	Q	I	01	820,000
GRANTOR: CLARK SEAN X & BARBAR						
GRANTEE: HOULTON BRENDAN MIC						
2474/1991	6/29/2021	WD	Q	I	02	650,000
GRANTOR: KRAMMER SUSAN R 2008						
GRANTEE: CLARK SEAN X & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W20 W46 S38 E32 S17 E6 S11 E3 S2 E13 N6 E12 N62 $
FUS=[YR=2020;ORIG=15,0] S33 E25 N3 E4 N5 E1 N25 W30 $
FGR=[YR=2020;ORIG=-66,38] S30 E20 N9 E10 E2 N21 W32 $
FSP=[YR=2020;ORIG=-20,0] N10 W32 S10 E32 $
FOP=[YR=2020;ORIG=-36,60] S14 E24 N6 W13 N2 W3 N11 W6 S5 W2 $
STR=[YR=2020;ORIG=40,33] S14 E4 N17 W4 S3 $
PTR=[ORIG=0,0] E15 W15 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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