

WRIGHT TIMOTHY G & VALARIE J
85456 FALLEN LEAF DR
FERNANIDNA BEACH, FL 32034

13-2N-27-0722-0074-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms

Frame
Stories
Units
Occupancy

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

3108
0305
0611
1403
0402
0100
0002
0201
0000

0201
0100
04
4085.0100

HARDIE BRD 100
IRREGULAR 100
COMP SHNGL 100
DRYWALL 90
CUST PANEL 10
CLAY TILE 60
CARPET 40
CENTRAL 100
AIR DUCTED 100
4 100
2 100

WOOD FRAME 100
1. 100
0 100
NONE 100

Quality Level 02
SINGLE FAMILY
MKT AREA 04
4085.0100

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 3,792 97.3845 135.36 513,285 2020 2020 0 0 2.00 98.00

1 SNGL FAM 100% - 2026 Heated Area: 3342 HX Base Yr

AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

BAS 3,342 100 2020 3,342 443,326
FGR 712 55 2020 392 52,000
FOP 44 30 2020 13 1,725
FOP 150 30 2020 45 5,969

TOTALS 4,248 3,792 503,019

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

4 0860 POOL/SPA 0 100 30 0 1.00 UT 50,000.00 50,000.00 100 2020 2020 04 95 47,500
6 0911 SCRNRM A 0 100 0 0 1,950.00 SF 18.00 18.00 100 2021 2021 3 86 30,186

LAND DESCRIPTION

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

MARKET ADJUSTMENTS

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 503,019
TOTAL MARKET OB/XF VALUE 77,686
TOTAL LAND VALUE - MARKET 75,000
TOTAL MARKET VALUE 655,705
SOH/AGL Deduction 0
ASSESSED VALUE 655,705
TOTAL EXEMPTION VALUE 13 655,705
BASE TAXABLE VALUE 0
TOTAL JUST VALUE 655,705
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 675,934

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE
2426/0078 1/15/2021 WD Q I 01 535,000
GRANTOR:MULHOLLAND TERESA A
GRANTEE:WRIGHT TIMOTHY G &
2358/0279 4/28/2020 SW Q I 01 437,300
GRANTOR:AVH NORTH FLORIDA LLC
GRANTEE:MULHOLLAND TERESA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] N10 W15 S10 E15\$ W52 S62 E12 S6 E15 N6 FOP=[YR=2020] E7 N2 FGR=[YR=2020] E11 S2 E20 N23 W32 S21 E1\$ W1 N5 W6 S7\$ N7 E6 N16 E32 N39\$.

REVIEW DATE 10/28/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS