LOT 75
HAMPTON LAKES PHASE 3
OR 2229/288

DOMBOSKI VINCENT J/ESTERA ELIZABETH A
85470 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0075-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

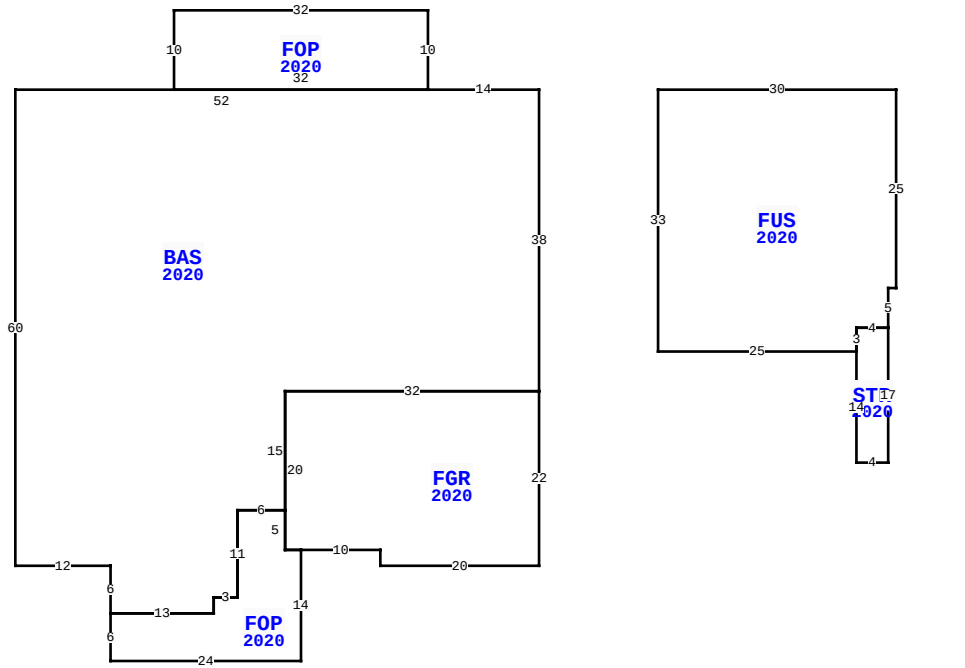
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,304	100	2020	3,304	429,478
FGR	680	55	2020	374	48,615
FOP	244	30	2020	73	9,489
FOP	320	30	2020	96	12,478
FUS	970	100	2020	970	126,088
STR	68	10	2020	7	909
TOTALS	5,586			4,824	627,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,824	95.4256	132.64	639,855	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 4274 HX Base Yr 2021



85470 FALLEN LEAF DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		627,058
TOTAL MARKET OB/XF VALUE		106,824
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		808,882
SOH/AGL Deduction		141,209
ASSESSED VALUE		667,673
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		616,262
TOTAL JUST VALUE		808,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017096	ADDITION	42,205	11/17/2022
22012864	SWIM POOL	80,000	08/22/2022
20003219	CO ISSUED	0	04/14/2020
19008885	NEW CONSTR	552,808	08/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1201	4/24/2020	SW	Q	I	01	509,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DOMBOSKI VINCENT J						
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=2020] W14 FOP=[YR=2020] N10 W32 S10 E32$ W52 S60 E12 S6 FOP=[YR=2020] S6 E24 N14 FGR=[YR=2020] E10 S2 E20 N22 W32 S20 E2$ W2 N5 W6 S11 W3 S2 W13$ E13 N2 E3 N11 E6 N15 E32 N38$ PTR=E15 FUS=[YR=2020] S33 E25 STR=[YR=2020] S14 E4 N17 W4 S3$ N3 E4 N5 E1 N25 W30 $ W15$.

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
2	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	
3	0912	SCRN RM G	1	100	0	0	2,418.00	SF	21.00	21.00	100	2023	2023		93	47,224	
5	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		93	4,650	
6	0501	FP-AVERAGE	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 106,824

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 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS