

LOT 76
HAMPTON LAKES PHASE 3
OR 2229/288

ROBERTSON CHRISTOPHER E & SAKIA FORD
85488 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0076-0000

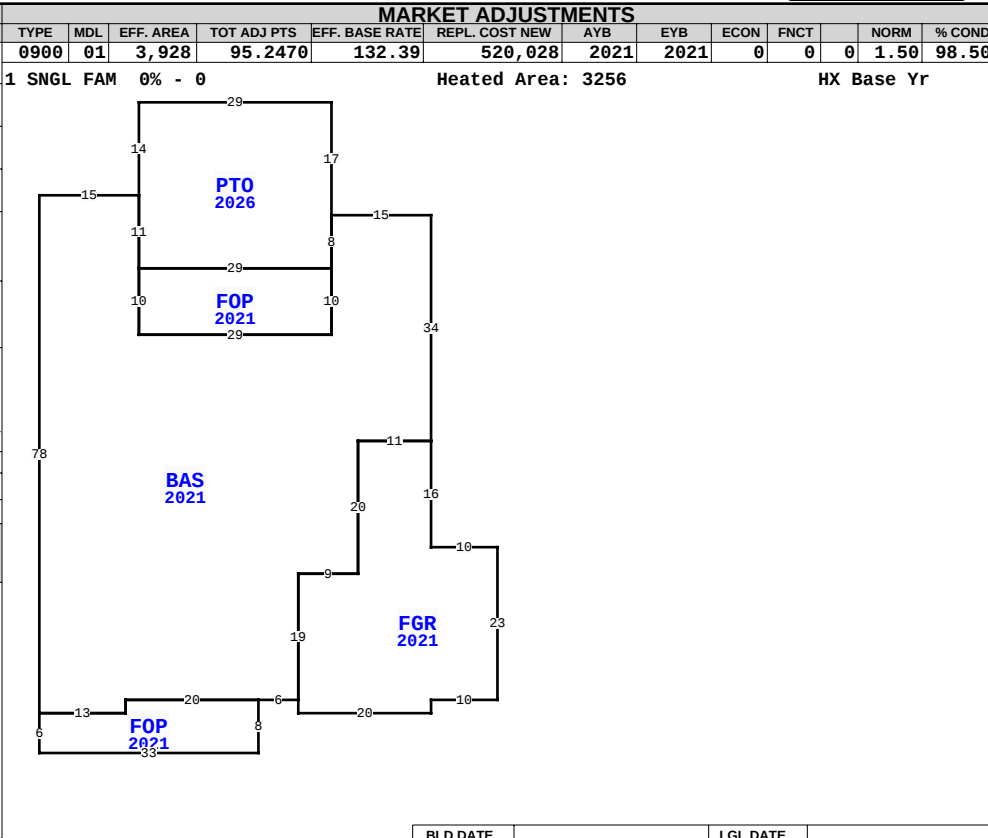


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,256	100	2021	3,256	424,596
FGR	870	55	2021	478	62,333
FOP	238	30	2021	71	9,259
FOP	290	30	2021	87	11,345
PTO	725	5	2026	36	4,695
TOTALS	5,379			3,928	512,228

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0912	SCRN RM G



85488 FALLEN LEAF DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	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	512,228		
TOTAL MARKET OB/XF VALUE	15,225		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	602,453		
SOH/AGL Deduction	0		
ASSESSED VALUE	602,453		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	602,453		
TOTAL JUST VALUE	602,453		
NCON VALUE	19,921		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	597,687		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000766	INSTALL 29X17' 8X1	23,511	01/21/2025
21014877	CO ISSUED	0	10/28/2021
20013171	NEW CONSTR	459,858	01/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2510/1519	10/29/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: ROBERTSON CHRISTOPH					
2246/1096	12/31/2018	SW	U	V	37
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=0,0] W15 S8 S10 W29 N10 N11 W15 S78 E13 N2 E20 E6 N19 E9 N20 E11 N34 \$	
FGR=[YR=2021;ORIG=-20,73] S2 E20 N2 E10 N23 W10 N16 W11 S20 W9 S19 \$	
FOP=[YR=2021;ORIG=-15,8] W29 S10 E29 N10 \$	
FOP=[YR=2021;ORIG=-59,75] S6 E33 N8 W20 S2 W13 \$	
PTO=[YR=2026;ORIG=-44,-3] N14 E29 S17 S8 W29 N11 \$	

LAND DESCRIPTION										TOTAL OB/XF										15,225									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												