LOT 82
HAMPTON LAKES PHASE 3
OR 2229/288

PORANSKI JUDITH E L/E/
85561 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0082-0000

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 100
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

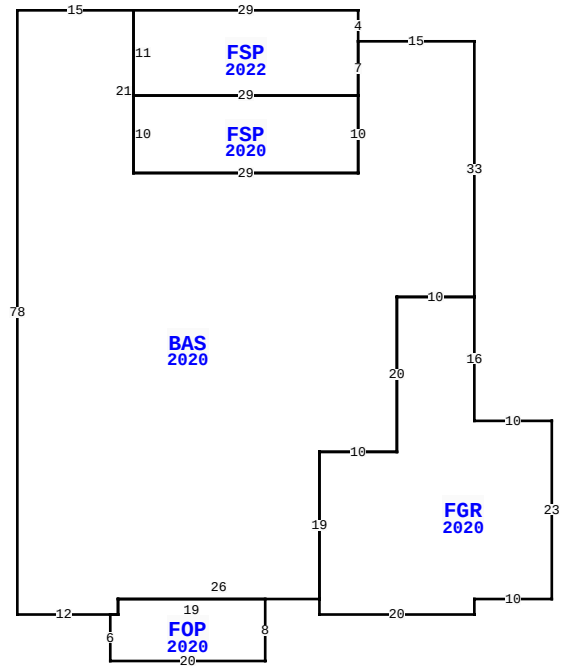
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,261	100	2020	3,261	415,931
FGR	850	55	2020	468	59,692
FOP	158	30	2020	47	5,995
FSP	290	40	2020	116	14,795
FSP	319	40	2022	128	16,326
TOTALS	4,878			4,020	512,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,020	93.6320	130.15	523,203	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2022 Heated Area: 3261 HX Base Yr 2022



85561 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		512,739
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		637,739
SOH/AGL Deduction		110,358
ASSESSED VALUE		527,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		475,970
TOTAL JUST VALUE		637,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014858	ADDITION	15,922	10/27/2021
21009444	SWIM POOL	65,785	09/07/2021
20012891	CO ISSUED	0	12/23/2020
20004907	NEW CONSTR	453,424	07/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2861/1093	4/14/2026	LE	U	I	11	100
GRANTOR: PORANSKI JUDITH E L/E						
GRANTEE: BRAKE FAITH J						
2429/0245	1/21/2021	SW	Q	I	01	499,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PORANSKI JUDITH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FSP=[YR=2022] N4 W29 S11 E29 N7$ S7 FSP=[YR=2020] W29 S10E29 N10$ S10 W29 N21 W15 S78 E12 FOP=[YR=2020] S6 E20 N8 W19 S2 W1$ E1 N2 E26 FGR=[YR=2020] S2 E20 N2 E10 N23 W10 N16 W10 S20 W10S19 $ N19 E10 N20 E10 N33$.

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	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 01/03/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS