LOT 83
HAMPTON LAKES PHASE 3
OR 2229/288

FRANCIS RAMONA W & SCOTT A
85547 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0083-0000

BUILDING CHARACTERISTICS

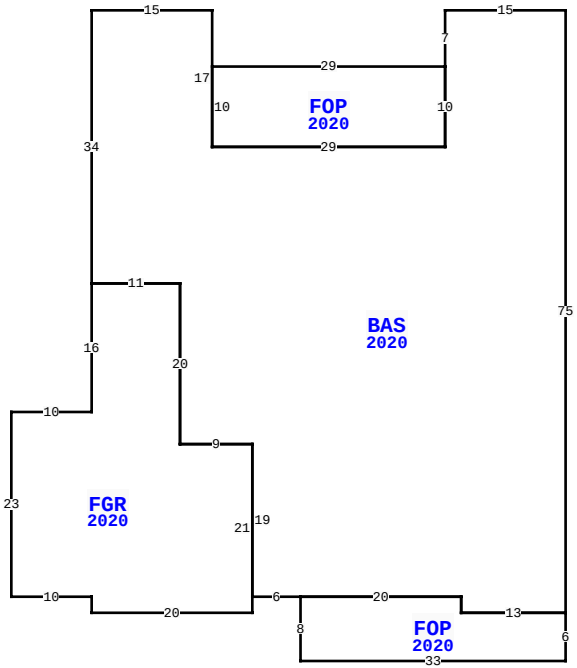
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	3,240	100	2020	3,240	420,365
FGR	870	55	2020	478	62,016
FOP	238	30	2020	71	9,212
FOP	290	30	2020	87	11,288
TOTALS	4,638			3,876	502,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,876	95.2470	132.39	513,144	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 3240 HX Base Yr 2021



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

85547 FALLEN LEAF DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		502,881
TOTAL MARKET OB/XF VALUE		76,463
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		654,344
SOH/AGL Deduction		130,608
ASSESSED VALUE		523,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		472,325
TOTAL JUST VALUE		654,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002820	47X23 SCRN ENCL		03/02/2023
22017959	SWIM POOL	49,000	12/07/2022
20010184	CO ISSUED	0	10/23/2020
20003043	NEW CONSTR	448,200	05/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0364	11/16/2020	SW	Q	I	01	509,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: FRANCIS RAMONA W &						
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] W15 S7 FOP=[YR=2020] W29 S10 E29 N10$ S10 W29 N17 W15 S34 FGR=[YR=2020] S16 W10 S23 E10 S2 E20 N21 W9 N20 W11$ E11 S20 E9 S19 E6 FOP=[YR=2020] S8 E33 N6 W13 N2 W20$ E20 S2 E13 N75$.

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	2024	2023	04	100	50,000	
3	0912	SCRN RM G	0	100	0	0	1,355.00	SF	21.00	21.00	100	2024	2023		93	26,463	

LAND DESCRIPTION

TOTAL OB/XF 76,463

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	000134	C	RES POND	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 07/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS