

SWAN DAVID & CIELO C
85519 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0085-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

3108

Exterior Wall

HARDIE BRD 100

Roof Structure

IRREGULAR 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

11 CLAY TILE 70

Interior Floor

13 LVT/LAMNT 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

2. 2. 100

Units

0 100

Occupancy

00 NONE 100

Quality

02 Quality Level 02

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4085.0100

TOTALS

4,9294,098558,631

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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

20911

SCRN RM A

0100

0

0

330.00

SF

18.00

18.00

100

2020

2020

3

82

4,871

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

1000134

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

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS

0900014,098100.0692139.10570,032202020200002.0098.00

1 SNGL FAM100% - 2021Heated Area: 3485HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE558,631

TOTAL MARKET OB/XF VALUE4,871

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE638,502

SOH/AGL Deduction143,395

ASSESSED VALUE495,107

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE443,696

TOTAL JUST VALUE638,502

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE659,915

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

2342/14272/27/2020SW Q I 01487,700

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: SWAN DAVID & CIELO

2246/109612/31/2018SW U V 375,700,000

GRANTOR: AW VENTURE I LLC ET A

GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BAS=[YR=2020] W31 FOP=[YR=2020] S14 W16 U4 L4 N7 U3 L3 E23\$ S14 W15 U4 L4 N7 U3 L3 W10 L3 D3 S61 E6 S2 FOP=[YR=2020] S4 E25 N8 FGR=[YR=2020] E13 S4 E22 N26 W14 S2 W16 FST=[YR=2020] N3 W5 S3 E5\$ W5 S20\$ N8 W8 S12 W17\$ E17 N12 E8 N15 E5 S3 E16 N2 E14 N40\$ PTR= E10 FUS=[YR=2020] S15 E11 S3 E4 STR=[YR=2020] S11 E10 N14 W10 S3\$ N3 E10 N15 W25\$ W10\$.