LOT 86
HAMPTON LAKES PHASE 3
OR 2229/288

MARTZ SUSAN & LARRY E
85505 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0086-0000

BUILDING CHARACTERISTICS

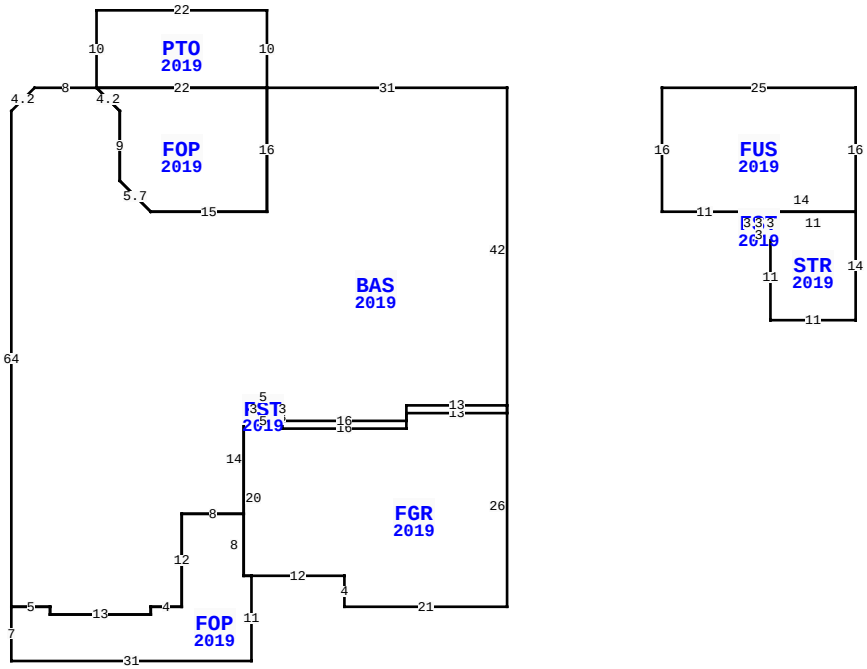
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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 AREA 04
NEIGHBORHOOD/LOC	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,077	100	2019	3,077	394,787
FGR	790	55	2019	434	55,683
FOP	301	30	2019	90	11,547
FOP	304	30	2019	91	11,675
FST	9	55	2019	5	641
FST	15	55	2019	8	1,026
FUS	400	100	2019	400	51,321
PTO	220	5	2019	11	1,411
STR	154	10	2019	15	1,925
TOTALS	5,270			4,131	530,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,131	94.7188	131.66	543,887	2019	2019	0	0	0	2.55	97.45

1 SNGL FAM 100% - 2020 Heated Area: 3477 HX Base Yr 2020



85505 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		530,018
TOTAL MARKET OB/XF VALUE		3,089
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		608,107
SOH/AGL Deduction		170,672
ASSESSED VALUE		437,435
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		386,024
TOTAL JUST VALUE		608,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1910834	CO ISSUED	0	10/15/2019
19010633	SCRNENCL	4,000	10/08/2019
1903689	NEW CONSTR	500,197	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/1541	10/30/2019	SW	Q	I	01	491,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARTZ SUSAN & LARRY						
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=2019] W31 PTO=[YR=2019] N10 W22 S10 FOP=[YR=2019] R3 D3 S9 R4 D4 E15 N16 W22$ E22$ S16 W15 U4 L4 N9 U3 L3 W8 L3 D3 S64 FOP=[YR=2019] S7 E31 N11 FGR=[YR=2019] E12 S4 E21 N26 W13 S2 W16 FST=[YR=2019] N3 W5 S3 E5$ W5 S20 E1$ W1 N8 W8 S12 W4 S1 W13 N1 W5$ E5 S1 E13 N1 E4 N12 E8 N14 E5 S3 E16 N2 E13 N42$ PTR= E20 FUS=[YR=2019] S16 E11 FST=[YR=2019] S3 E3 STR=[YR=2019] S11 E11 N14 W11 S3$ N3 W3$ E14 N16 W25$ W20$.

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
3	0911	SCRN RM A	0	100	0	0	220.00	SF	18.00	18.00	100	2019	2019	3	78	3,089	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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 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