LOT 92
HAMPTON LAKES PHASE 3
OR 2229/288

WILLIAMS JAMES PRYOR & EDITH MARIE
85351 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0092-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

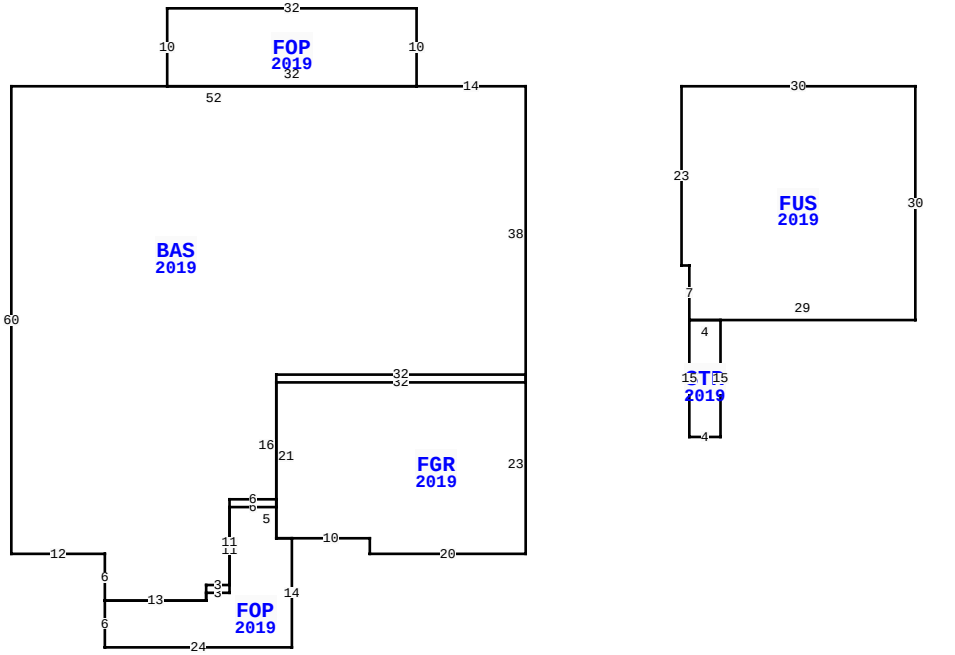
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,313	100	2019	3,313	428,450
FGR	712	55	2019	392	50,695
FOP	244	30	2019	73	9,441
FOP	320	30	2019	96	12,415
FUS	893	100	2019	893	115,487
STR	60	10	2019	6	776
TOTALS	5,542			4,773	617,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,773	95.4256	132.64	633,091	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2024 Heated Area: 4206 HX Base Yr 2024



85351 FALLEN LEAF DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		617,264
TOTAL MARKET OB/XF VALUE		86,542
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		778,806
SOH/AGL Deduction		0
ASSESSED VALUE		778,806
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		727,395
TOTAL JUST VALUE		778,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		813,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011610	POOL ENCL	14,085	09/12/2023
B230009290	POOL	145,275	07/20/2023
21009311	ADDITION	9,000	09/28/2021
19012963	CO ISSUED	0	12/23/2019
19004829	NEW CONSTR	552,808	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/1205	5/05/2023	WD	Q	I	01	845,000
GRANTOR: GREEN ROBERT L III &						
GRANTEE: WILLIAMS JAMES PRYO						
2329/0352	12/27/2019	SW	Q	I	01	469,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GREEN ROBERT L III						

BUILDING NOTES

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
7	0912	SCRN RM G	0	100	0	0	1,633.00	SF	21.00	21.00	100	2024	2023		93	31,892	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W14 W52 S60 E12 S6 E13 N1 E3 N11 E6 N16 E32 N38 $
FUS=[YR=2019;ORIG=20,0] S23 E1 S7 E29 N30 W30 $
FGR=[YR=2019;ORIG=-30,58] E10 S2 E20 N23 W32 S21 E2 $
FOP=[YR=2019;ORIG=-14,0] N10 W32 S10 E32 $
FOP=[YR=2019;ORIG=-54,66] S6 E24 N14 W2 N5 W6 S11 W3 S2 W13 $
STR=[YR=2019;ORIG=21,30] S15 E4 N15 W4 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 86,542

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 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS