LOT 93
HAMPTON LAKES PHASE 3
OR 2229/288

REEVES JUSTIN/KIRK JACQUELINE P
85337 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0093-0000

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

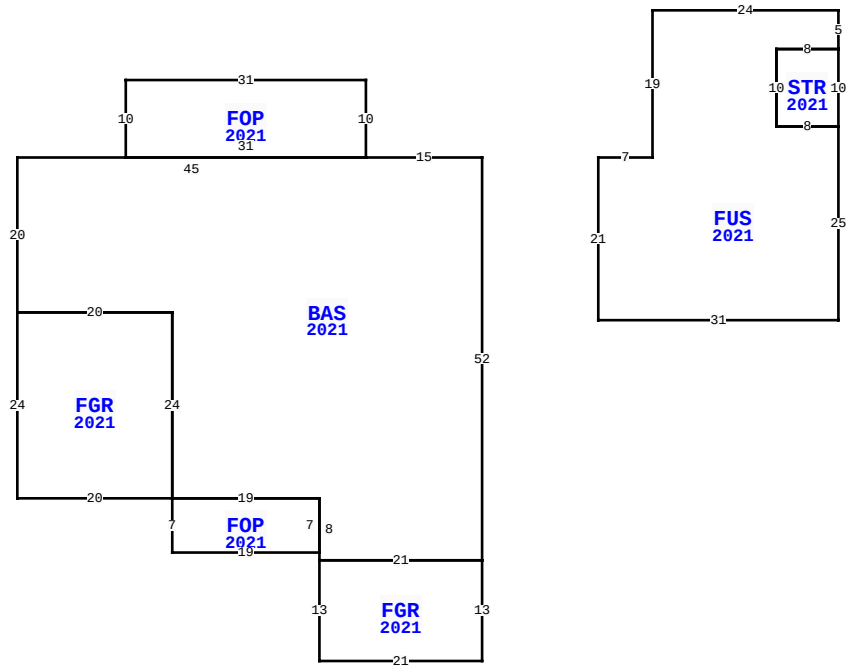
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100	2021	2,328	307,938
FGR	273	55	2021	150	19,842
FGR	480	55	2021	264	34,921
FOP	133	30	2021	40	5,291
FOP	310	30	2021	93	12,302
FUS	1,027	100	2021	1,027	135,847
STR	80	10	2021	8	1,058
TOTALS	4,631			3,910	517,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,910	96.6150	134.29	525,074	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 3355 HX Base Yr 2023



85337 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		517,198
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		592,198
SOH/AGL Deduction		0
ASSESSED VALUE		592,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		540,787
TOTAL JUST VALUE		592,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131186	NEW CONSTR	466,112	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0518	11/14/2022	WD	Q	I	01	775,000
GRANTOR: MARCUS SCOTT D & SHER						
GRANTEE: REEVES JUSTIN & JAC						
2508/1098	10/26/2021	SW	Q	I	01	594,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARCUS SCOTT D & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N10 W31 S10 E31$ W45 S20 FGR=[YR=2021] S24 E20 FOP=[YR=2021] S7 E19 N7 W19$ N24 W20$ E20 S24 E19 S8 FGR=[YR=2021] S13 E21 N13 W21$ E21 N52$ PTR= E15 FUS=[YR=2021] S21 E31 N25 STR=[YR=2021] N10 W8 S10 E8$ W8 N10 E8 N5 W24 S19 W7$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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