

LOT 41  
IN OR 1874/826  
HAMPTON LAKES #1 PB 7/252

WITKO LEON T & NANCY L JOINT TRUST/WITKO NANCY L T  
85069 APOKA COURT  
FERNANDINA BEACH, FL 32034

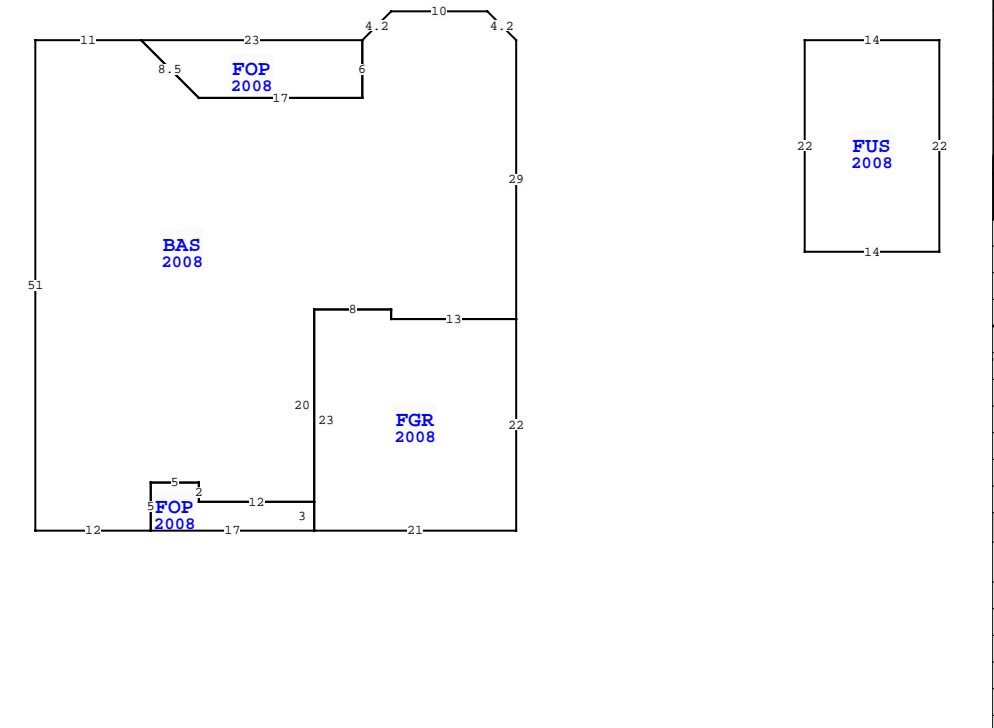
**2023**

13-2N-27-0720-0041-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,558	110.4000	131.10	335,354	2008	2008	0	0	0	7.00	93.00



Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	236,287
FGR	470	55	258	31,456
FOP	61	30	18	2,195
FOP	120	30	36	4,390
FUS	308	100	308	37,552
<b>TOTALS</b>	<b>2,897</b>		<b>2,558</b>	<b>311,879</b>

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			311,879
TOTAL MARKET OB/XF VALUE			3,465
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			390,344
SOH/AGL Deduction			188,709
ASSESSED VALUE			201,635
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			151,635
TOTAL JUST VALUE			390,344
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13661	MECH OTHER	0	03/01/2008
P13003	OTHER	0	02/01/2008
C21022	CO ISSUED	0	01/01/2008
R10998	REPAIR/RRF	5,060	01/01/2008
B21022	NEW CONSTR	196,218	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1874/0826	8/09/2013	WD	U	I	11	100

GRANTOR: WITKO LEON & NANCY	
GRANTEE: WITKO LEON T & NANC	
1584/0357	9/08/2008
WD	U I 01
GRANTOR: WITKO LEON & NANCY	
GRANTEE: WITKO LEON T & NANC	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] U3 L3 W10 D3 L3 FOP=[YR=2008] W23 D6 R6 E17 N6 \$ S6 W17 U6 L6 W11 S51 E12 FOP=[YR=2008] E17 FGR=[YR=2008] E21 N22 W13 N1 W8 S23 \$ N3 W12 N2 W5 S5 \$ N5 E5 S2 E12 N20 E8 S1 E13 N29 \$ PTR= E30 FUS=[YR=2008] E14 S22 W14 N22 \$ W30 \$.	

EXTRA FEATURES													85069 APOKA CT, FERNANDINA BEACH		BLD DATE	01/26/2009	RK	LGL DATE	06/13/2023	MLU
													XF DATE	01/26/2009	RK	LAND DATE				
													INC DATE			AG DATE				
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				
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2008	2008	3	90	2,574					
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2008	2008	3	90	891					

LAND DESCRIPTION																	TOTAL OB/XF							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							