LOT 96
IN OR 1725/1629
HAMPTON LAKES #1 PB 7/252

PRICE LIVING TRUST/PRICE ALBERT H III TRUSTEE
PO BOX 15375
FERNANDINA BEACH, FL 32035

2023

13-2N-27-0720-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

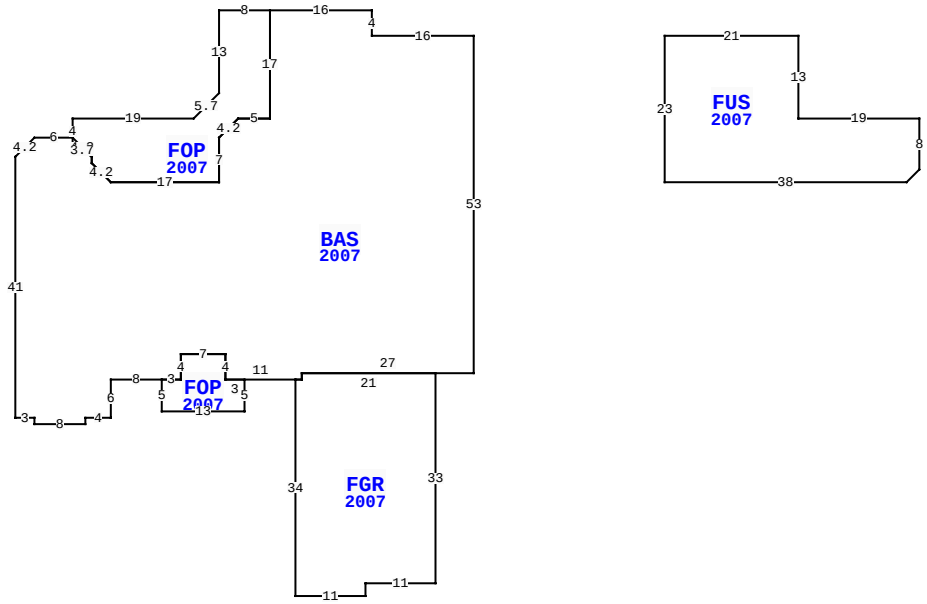
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	3,230	100	3,230	384,229
FGR	747	55	411	48,891
FOP	93	30	28	3,330
FOP	359	30	108	12,847
FUS	671	100	671	79,820
TOTALS	5,100		4,448	529,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,448	107.7120	127.91	568,944	2007	2007	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2010 Heated Area: 3901 HX Base Yr 2010



BLD DATE	10/12/2007	RK	LGL DATE
XF DATE	10/12/2007	RK	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85037 CHERRY CREEK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		529,118
TOTAL MARKET OB/XF VALUE		19,541
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		623,659
SOH/AGL Deduction		318,663
ASSESSED VALUE		304,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,996
TOTAL JUST VALUE		623,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20634	REMODEL	0	10/01/2007
M12897	MECH OTHER	0	05/01/2007
E19094	ELEC OTHER	2,000	04/01/2007
C19674	CO ISSUED	0	03/01/2007
R10224	REPAIR/RRF	9,590	03/01/2007
B19674	NEW CONSTR	428,120	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1629	10/05/2010	WD	U	I	30	100
GRANTOR: PRICE JANET H & ALBER						
GRANTEE: PRICE ALBERT H III						
1650/0186	11/23/2009	WD	Q	I	01	425,000
GRANTOR: WILKINSON DAVID W & S						
GRANTEE: PRICE JANET H & ALB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 N4 W16 FOP=[YR=2007] W8 S13 D4 L4 W19 S4 D2 R3 S1 D3 R3 E17 N7 U3 R3 E5 N17 $ S17 W5 D3 L3 S7 W17 U3 L3 N1 U3 L3 W6 D3 L3 S41 E3 S1 E8 N1 E4 N6 E8 FOP=[YR=2007] S5 E13 N5 W3 N4 W7 S4 W3 $ E3 N4 E7 S4 E11 FGR=[YR=2007] S34 E11 N2 E11 N33 W21 S1 W1 $ E1 N1 E27 N53 $ PTR=E30 FUS=[YR=2007] E21 S13 E19 S8 D2 L2 W38 N23 $ W30 $.

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
1	0855	CONC PAVER	0	100	0	0	1,652.00	SF	10.00	10.00	100	2007	2007	3	89	14,703	
2	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2008	2008	3	56	4,838	

LAND DESCRIPTION

TOTAL OB/XF 19,541

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	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							

REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS