

LOT 98
IN OR 1691/1948
HAMPTON LAKES #1 PB 7/252

YATES WILLIAM R & RHONDA S
85205 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0098-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4077.00
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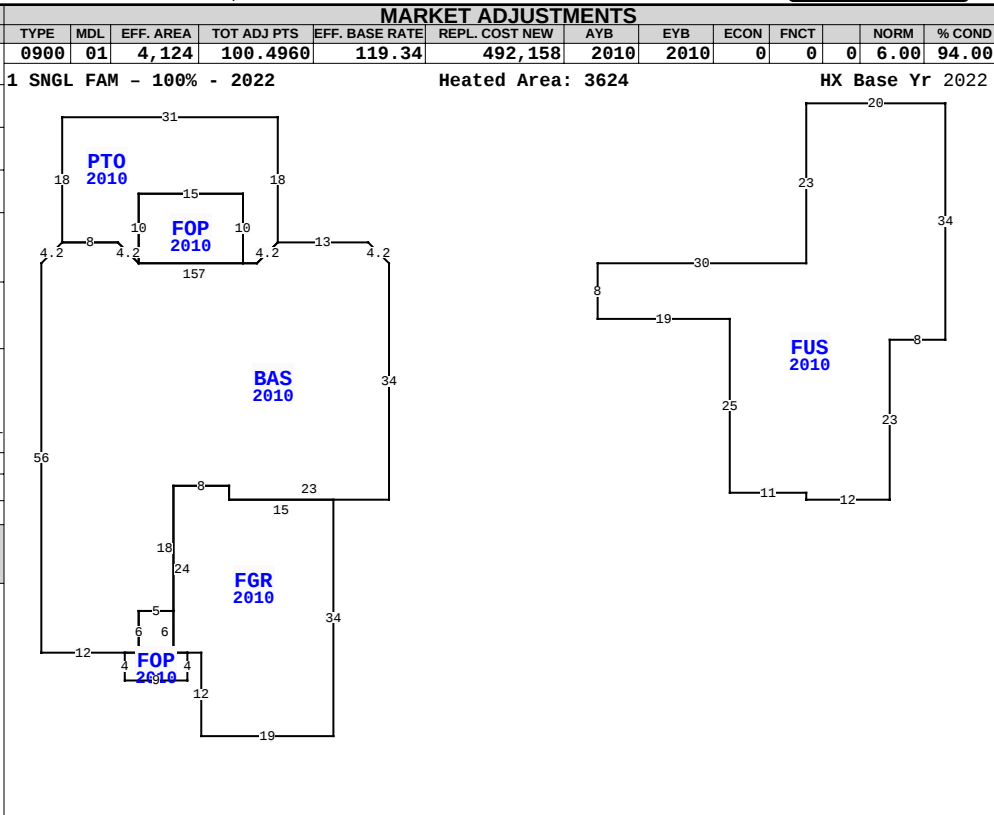
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,153	100	2,153	241,523
FGR	750	55	412	46,218
FOP	66	30	20	2,244
FOP	150	30	45	5,048
FUS	1,471	100	1,471	165,016
PTO	468	5	23	2,580

TOTALS	5,058	4,124	462,629
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EXTRA FEATURES	
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0 100	0	0	1,676.00	SF	5.20	5.20	100	2010	2010	3	92	8,018	
3	0471	VINYL FNC	0 100	0	0	18.00	LF	32.00	32.00	100	2011	2011	3	83	478	
4	0855	CONC PAVER	0 100	0	0	315.00	SF	10.00	10.00	100	2015	2015	3	96	3,024	
5	0910	SCRN RM L	0 100	0	0	468.00	SF	15.00	15.00	100	2016	2016	3	78	5,476	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000133	C	SFR LAKE	100	



BLD DATE	07/25/2016	KK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

85205 CHERRY CREEK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			462,629
TOTAL MARKET OB/XF VALUE			20,286
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			557,915
SOH/AGL Deduction			147,102
ASSESSED VALUE			410,813
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			360,813
TOTAL JUST VALUE			557,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632201	SCNR0M	12,812	04/01/2016
C23368	CO ISSUED	0	06/16/2010
M15199	MECH OTHER	0	04/01/2010
E22527	ELEC OTHER	0	03/01/2010
B23368	NEW CONSTR	439,208	03/01/2010
P14190	OTHER	0	03/01/2010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632201	SCNR0M	12, 812	04/01/2016
C23368	CO ISSUED	0	06/16/2010
M15199	MECH OTHER	0	04/01/2010
E22527	ELEC OTHER	0	03/01/2010
B23368	NEW CONSTR	439, 208	03/01/2010
P14190	OTHER	0	03/01/2010

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2010] U3 L3 W13 PTO=[YR=2010] N18 W31 S18 E8 D3 R3 FOP=[YR=2010] N10 E15 S10 W15 \$ N10 E15 S10 E2 U3 R3 \$ D3 L3 W17 U3 L3 W8 D3 L3 S56 E12 FOP=[YR=2010] S4 E9 N4 FGR=[YR=2010] E2 S12 E19 N34 W15 N2 W8 S24 E2 \$ W2 N6 W5 S6 W2 \$ E2 N6 E5 N18 E8 S2 E23 N34 \$ PTR= E30 FUS=[YR=2010] E30 N23 E20 S34 W8 S23 W12 N1 W11 N25 W19N8 \$ W30 \$.	