

LOT 101
IN OR 2087/115
HAMPTON LAKES #1 PB 7/252

MOORE JAMES & KAREN J
85253 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0101-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

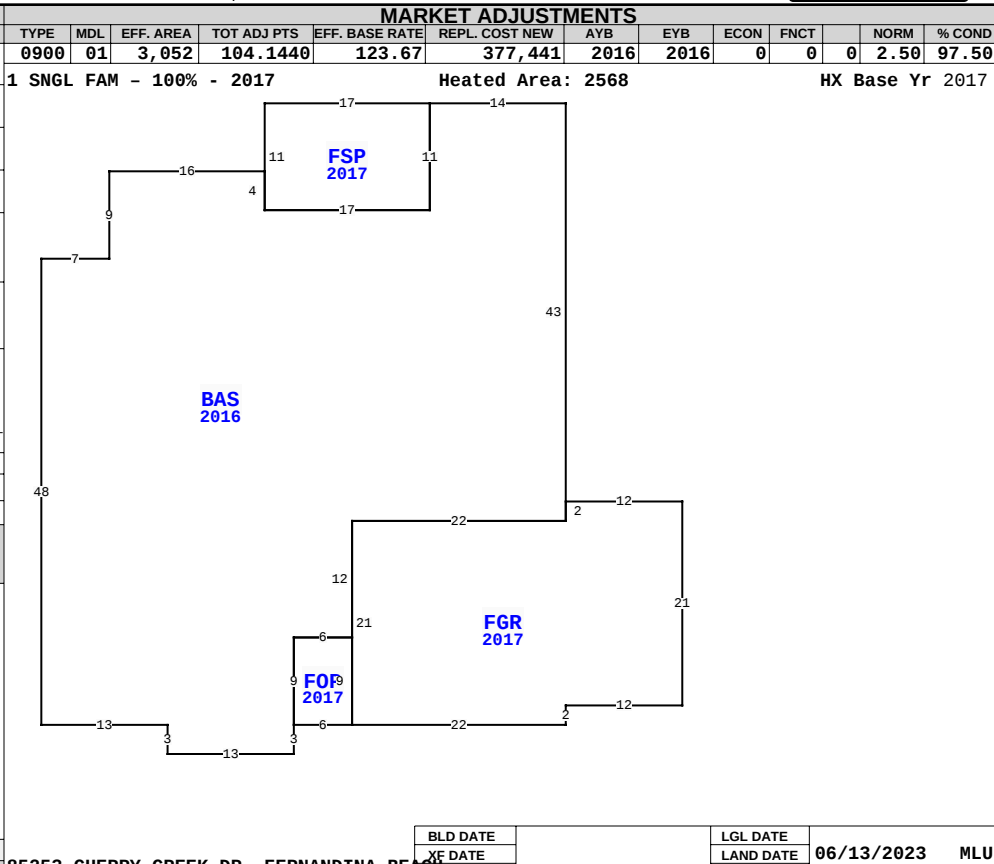
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	309,645
FGR	714	55	393	47,387
FOP	54	30	16	1,930
FSP	187	40	75	9,043

TOTALS	3,523	3,052	368,005
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0462	ST/AL FNC	0 100	0	0	180.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	1,010.00	SF	10.00	10.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	1.00



85253 CHERRY CREEK DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					368,005				
TOTAL MARKET OB/XF VALUE					11,309				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					454,314				
SOH/AGL Deduction					157,718				
ASSESSED VALUE					296,596				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					246,596				
TOTAL JUST VALUE					454,314				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					368,701				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632405	CO ISSUED	0	11/21/2016
B1633029	SCRNRM	12,053	09/01/2016
B1632405	NEW CONSTR	329,999	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2087/0115	11/21/2016	SW	Q	I	01	367,900	
GRANTOR: AVATAR PROPERTIES INC							
GRANTEE: MOORE JAMES & KAREN							
1974/0280	4/13/2015	SW	U	V	37	3,829,500	
GRANTOR: AW VENTURE I LLC							
GRANTEE: AVATAR PROPERTIES I							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 FSP=[YR=2017] W17 S11 E17 N11\$ S11 W17 N4 W16 S9 W7 S48 E13 S3 E13 N3 FOP=[YR=2017] E6 FGR=[YR=2017] E22 N2 E12 N21 W12 S2 W22 S21\$ N9 W6 S9\$ N9 E6 N12 E22 N43\$.									