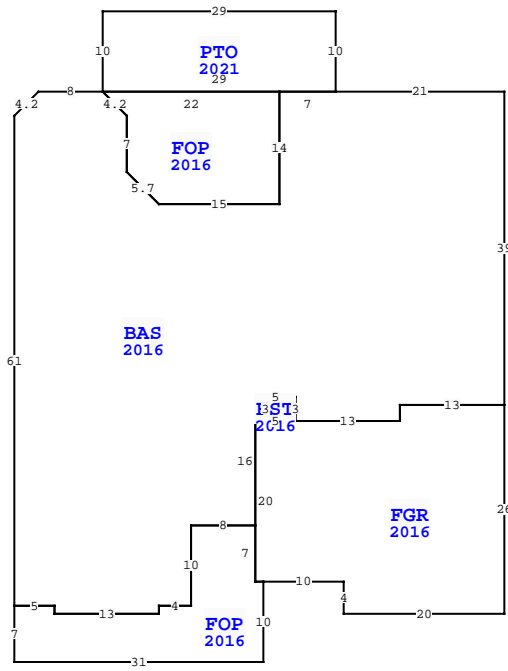


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		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
BAS	2,816	100	2,816
FGR	726	55	399
FOP	263	30	79
FOP	287	30	86
FST	15	55	8
PTO	290	5	14
TOTALS	4,397		3,402
			427,953

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,402	108.6520	129.02	438,926	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 100% - 2017										Heated Area: 2816	HX Base Yr 2017



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			427,953
TOTAL MARKET OB/XF VALUE			8,259
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			511,212
SOH/AGL Deduction			182,061
ASSESSED VALUE			329,151
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			279,151
TOTAL JUST VALUE			511,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006825	ADDITION	5,640	05/26/2021
17003051	CO ISSUED	0	04/07/2017
B1632679	NEW CONSTR	363,455	07/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/16/2020	CN	U	I	11	100
GRANTOR: SMITH KELLY						
GRANTEE: M&E HOLDINGS TRUST						
9999/9999	12/28/2016	CN	Q	I	01	393,100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SMITH KELLY						

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
1	0811	CONCRETE B	0	100	0	867.00	SF	5.20	5.20	100	2016	2016	3	97	4,373	
2	0810	CONCRETE A	0	100	8	24.00	SF	6.50	6.50	100	2016	2016	3	97	151	
3	0911	SCRN RM A	0	100	10	220.00	SF	17.50	17.50	100	2021	2021	3	97	3,735	

BLD DATE		01/11/2017	KK	LGL DATE	06/13/2023	MLU
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BUILDING NOTES	
85307 CHERRY CREEK DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2016] W21 PTO=[YR=2021] N10 W29 S10 E29\$ W7 FOP=[YR=2016] W22 D3 R3 S7 D4 R4 E15 N14\$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 FOP=[YR=2016] S7 E31 N10 FGR=[YR=2016] E10 S4 E20 N26 W13 S2 W13 FST=[YR=2016] N3 W5 S3 E5\$ W5 S20 E1\$ W1 N7 W8 S10 W4 S1 W13 N1 W5\$ E5 S1 E13 N1 E4 N10 E8 N16 E5 S3 E13 N2 E13 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF															8,259							
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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							