

LOT 104
IN OR 2083/1146
HAMPTON LAKES #1 PB 7/252

GOLDEN JEFFREY C & KIMBERLY S
85329 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0104-0000



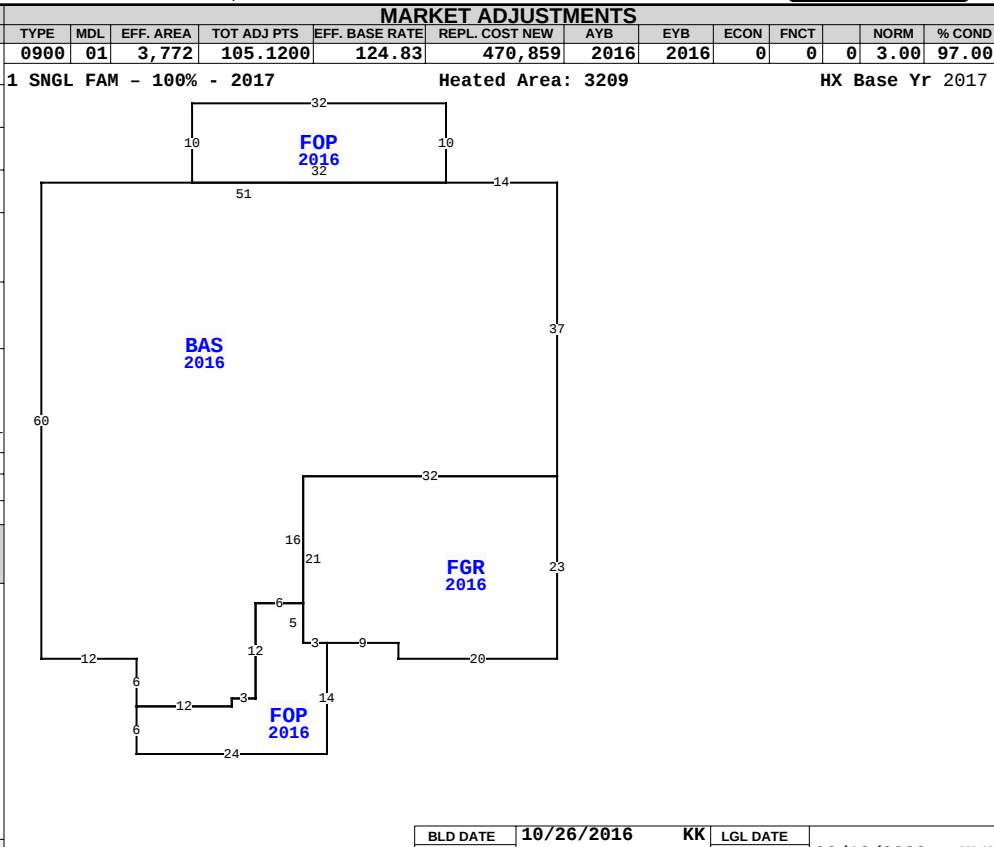
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,209	100	3,209	388,562
FGR	712	55	392	47,465
FOP	249	30	75	9,081
FOP	320	30	96	11,624
TOTALS	4,490		3,772	456,733

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,112.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	10	4	40.00	SF	10.00	10.00	100	2016
3	0910	SCRN RM L	0 100	32	16	512.00	SF	15.00	15.00	100	2018
4	0855	CONC PAVER	0 100	0	0	597.00	SF	10.00	10.00	100	2018

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



TOTAL OB/XF 23,630											
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			456,733
TOTAL MARKET OB/XF VALUE			23,630
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			555,363
SOH/AGL Deduction			191,683
ASSESSED VALUE			363,680
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			313,680
TOTAL JUST VALUE			555,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			446,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001071	ADDITION	11,338	02/13/2017
B1632273	CO ISSUED	0	10/04/2016
B1632273	NEW CONSTR	399,231	05/09/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2083/1146	10/31/2016	SW	Q	I	01
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: GOLDEN JEFFREY CRAI					
1974/0280	4/13/2015	SW	U	V	37
GRANTOR: AW VENTURE I LLC					
GRANTEE: AVATAR PROPERTIES I					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W14 FOP=[YR=2016] N10 W32 S10 E32\$ W51 S60 E12 S6 FOP=[YR=2016] S6 E24 N14 FGR=[YR=2016] E9 S2 E20 N23 W32 S21 E3\$ W3 N5 W6 S12 W3 S1 W12\$ E12 N1 E3 N12 E6 N16 E32 N37\$.											