

LOT 112
IN OR 2131/1120
HAMPTON LAKES #1 PB 7/252

SMITH-GREEN HEIDI A/GREEN WALTER
85350 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0112-0000



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 70
Interior Floo	11	CLAY TILE 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.	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	2,981	100	2,981	349,368
FGR	706	55	388	45,473
FOP	163	30	49	5,743
FSP	256	40	102	11,954

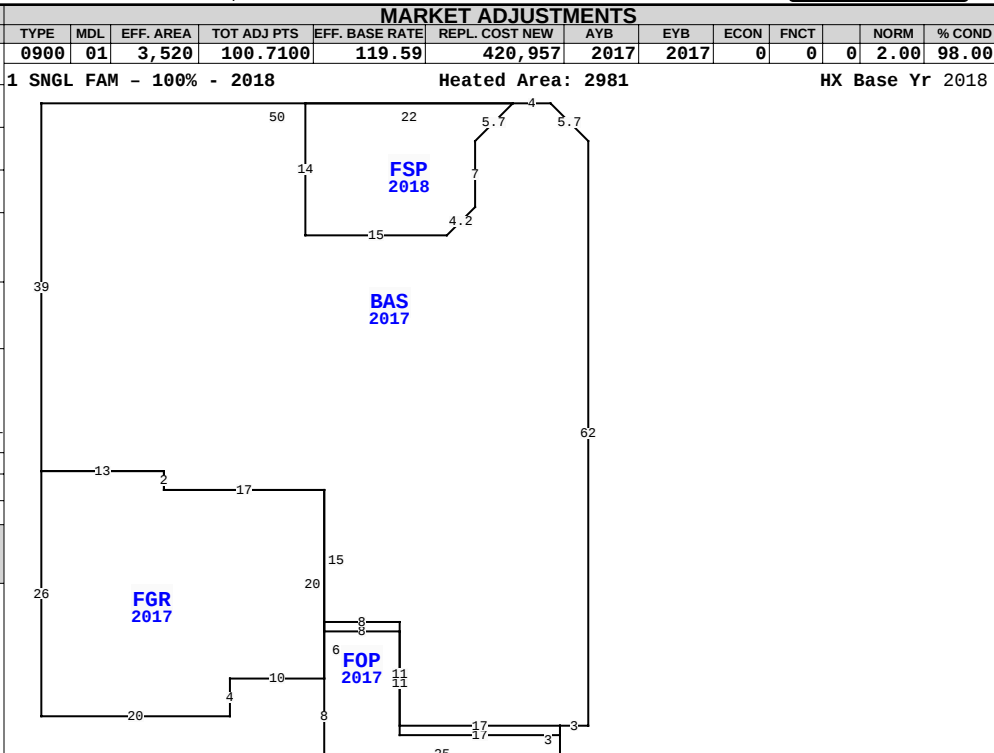
TOTALS 4,106 3,520 412,538

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	0855	CONC PAVER	0 100	0	0	1,089.00	SF	10.00	10.00	100	2017	2017	3	97	10,563	
2	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	85.00	100	2021	2021	3	98	26,989	
3	0855	CONC PAVER	0 100	0	0	716.00	SF	10.00	10.00	100	2021	2021	3	100	7,160	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
5	0462	ST/AL FNC	0 100	0	0	912.00	SF	10.00	10.00	100	2022	2022	3	100	9,120	
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

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	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							



85350 CHERRY CREEK DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

TOTAL OB/XF																56,372
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,538
TOTAL MARKET OB/XF VALUE		56,372
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		543,910
SOH/AGL Deduction		183,203
ASSESSED VALUE		360,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,707
TOTAL JUST VALUE		543,910
NCON VALUE		9,720
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003733	SWIM POOL	70,000	03/26/2021
17005004	CO ISSUED	0	06/07/2017
1700833	ADDITION	1,700	03/01/2017
B1633617	NEW CONSTR	361,156	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2131/1120	6/09/2017	SW	Q	I	01
					SALE PRICE
					403,400

GRANTOR: AVATAR PROPERTIES INC
GRANTEE: SMITH-GREEN HEIDI A
1974/0280 4/13/2015 SW U V 37 3,829,500
GRANTOR: AW VENTURE I LLC
GRANTEE: AVATAR PROPERTIES I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U4 L4 W4 FSP=[YR=2018] W22 S14 E15 U3 R3
N7 U4 R4 \$ W50 S39 FGR=[YR=2017] S26 E20 N4 E10
FOP=[YR=2017] S8 E25 N3 W17 N11 W8 S6\$ N20 W17 N2 W13\$ E13
S2 E17 S15 E8 S11 E17 N1 E3 N62\$.