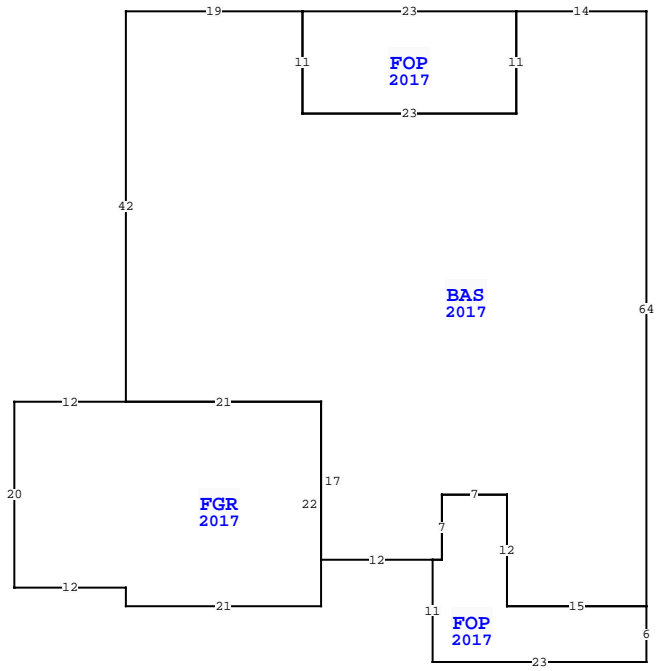


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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
BAS	2,720	100	2,720
FGR	702	55	386
FOP	227	30	68
FOP	253	30	76
TOTALS	3,902		3,250
			409,910

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,250	108.3760	128.70	418,275	2017	2017	0	0	2.00	98.00
1 SNGL FAM - 100% - 2018 Heated Area: 2720 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			409,910
TOTAL MARKET OB/XF VALUE			4,458
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			489,368
SOH/AGL Deduction			172,190
ASSESSED VALUE			317,178
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			267,178
TOTAL JUST VALUE			489,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008437	CO ISSUED	0	09/25/2017
17003211	NEW CONSTR	351,033	04/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/1347	9/22/2017	SW Q	Q	I	01	352,400
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: PETERS THOMAS C & H						
1974/0280	4/13/2015	SW U	V	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

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	0812	CONCRETE C	0	100	0	1,149.00	SF	4.00	4.00	100	2017	2017	3	97	4,458	

85332 CHERRY CREEK DR, FERNANDINA BEACH, FL 32034

BUILDING NOTES											
BLD DATE: 06/13/2023 MLU											
LGL DATE: 06/13/2023 MLU											
LAND DATE: 06/13/2023 MLU											
AG DATE: 06/13/2023 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2017] W14 FOP=[YR=2017] W23 S11 E23 N11\$ S11 W23 N11 W19 S42 FGR=[YR=2017] W12 S20 E12 S2 E21 N22 W21\$ E21 S17 E12 FOP=[YR=2017] S11 E23 N6 W15 N12 W7 S7 W1\$ E1 N7 E7 S12 E15 N64\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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							