LOT 115
HAMPTON LAKES #1 PB 7/252

SAKOTAS BETH
85296 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

**2023**

**13-2N-27-0720-0115-0000**

## NASSAU COUNTY PROPERTY



### 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 | 11 | CLAY TILE 100 |
| 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 |

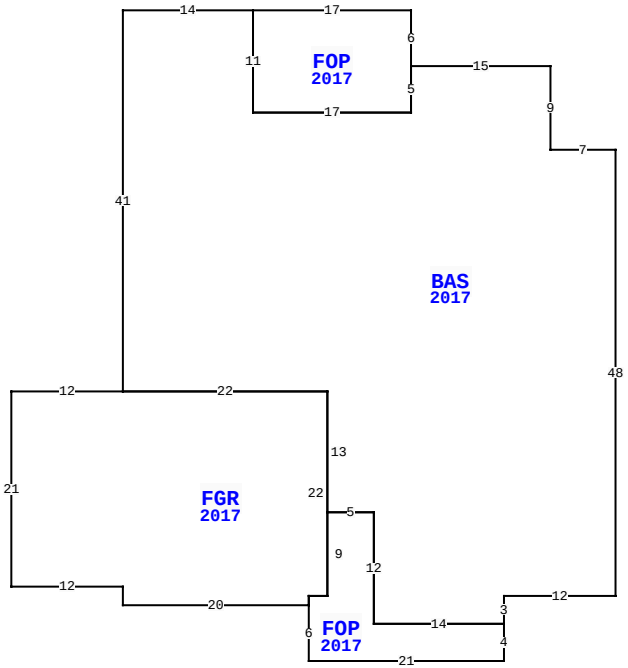
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,470 | 100 | 2,470 | 332,348 |
| FGR | 756 | 55 | 416 | 55,975 |
| FOP | 150 | 30 | 45 | 6,055 |
| FOP | 187 | 30 | 56 | 7,535 |
| TOTALS | 3,563 | | 2,987 | 401,913 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,987 | 115.6200 | 137.30 | 410,115 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 2470 HX Base Yr




85296 CHERRY CREEK DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 401,913 |
| TOTAL MARKET OB/XF VALUE | 12,571 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 489,484 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 489,484 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 489,484 |
| TOTAL JUST VALUE | 489,484 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 377,764 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17005647 | CO ISSUED | 0 | 06/26/2017 |
| 17001292 | NEW CONSTR | 328,638 | 02/17/2017 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2555/1502 | 4/14/2022 | WD | Q | I | 01 | 620,000 |
| GRANTOR: PURPURA BRUCE F & CAM | | | | | | |
| GRANTEE: SAKOTAS BETH | | | | | | |
| 2172/0536 | 1/22/2018 | WD | Q | I | 01 | 349,000 |
| GRANTOR: POPWELL JOHN W | | | | | | |
| GRANTEE: PURPURA BRUCE F & C | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2017] W7 N9 W15 FOP=[YR=2017] N6 W17 S11 E17 N5$ S5 W17 N11 W14 S41 FGR=[YR=2017] W12 S21 E12 S2 E20 FOP=[YR=2017] S6 E21 N4 W14 N12 W5 S9 W2 S1$ N1 E2 N22 W22$ E22 S13 E5 S12 E14 N3 E12 N48$ .

### EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 1,296.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 12,571 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,571

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 11/09/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS