

LOT 116  
IN OR 2137/1989  
HAMPTON LAKES #1 PB 7/252

DAVIS EDWARD J JR & KRISTIE A  
85280 CHERRY CREEK DR  
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0116-0000



| 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            | 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 |
|------------------|---------|

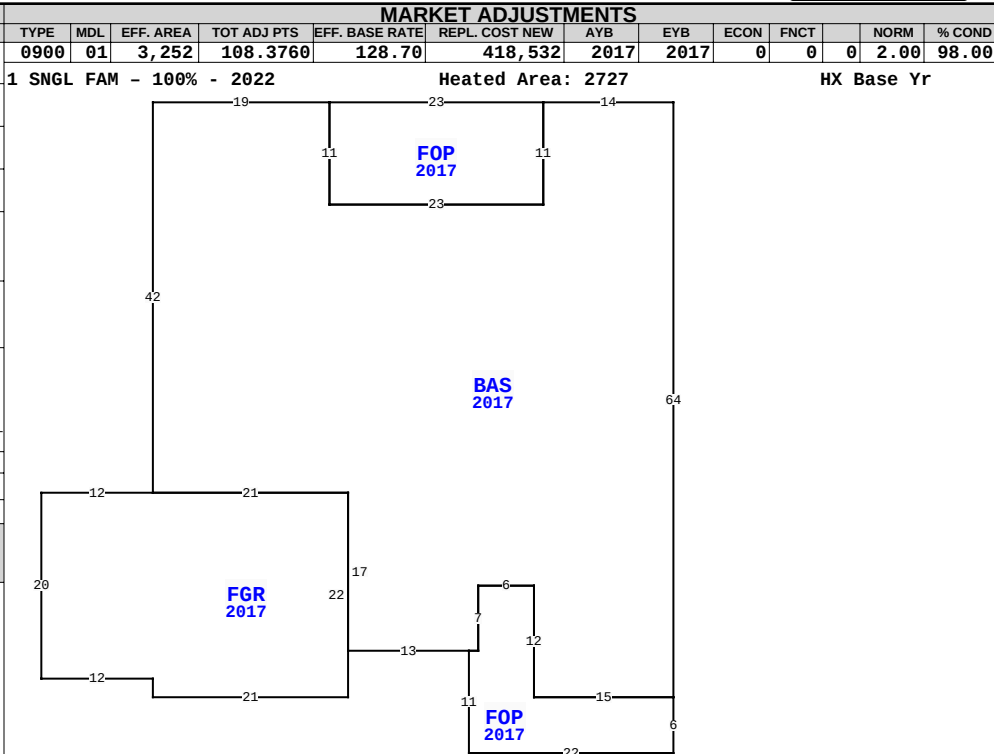
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,727            | 100         | 2,727        | 343,946              |
| FGR       | 702              | 55          | 386          | 48,684               |
| FOP       | 209              | 30          | 63           | 7,946                |
| FOP       | 253              | 30          | 76           | 9,585                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,891 |  | 3,252 | 410,161 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,198.00 | SF | 4.00  | 4.00           | 100       | 2017    |

| 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                | 000135   | C   | SFR CNSVTN           | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 11/09/2017 | BY | SB |
|-------------|------------|----|----|



|                                         |          |           |            |     |
|-----------------------------------------|----------|-----------|------------|-----|
| 85280 CHERRY CREEK DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 06/13/2023 | MLU |
|                                         | XF DATE  | LAND DATE |            |     |
|                                         | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,648       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,648       |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 75,000 | Market: 0 | Agricultural: 0 | Common: 75,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 4              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 410,161     |         |
| TOTAL MARKET OB/XF VALUE  |  | 4,648       |         |
| TOTAL LAND VALUE - MARKET |  | 75,000      |         |
| TOTAL MARKET VALUE        |  | 489,809     |         |
| SOH/AGL Deduction         |  | 0           |         |
| ASSESSED VALUE            |  | 489,809     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 489,809 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 489,809     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 396,944     |         |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 17006579   | CO ISSUED   | 0       | 07/24/2017 |
| 1700628    | NEW CONSTR  | 351,033 | 03/01/2017 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2137/1989                      | 8/04/2017 | SW        | Q   | I   | 02     | 354,900    |  |
| GRANTOR: AVATAR PROPERTIES INC |           |           |     |     |        |            |  |
| GRANTEE: DAVIS EDWARD J JR &   |           |           |     |     |        |            |  |
| 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] 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 E13 FOP=[YR=2017] S11 E22 N6 W15 N12 W6 S7 W1\$ E1 N7 E6 S12 E15 N64\$. |  |  |  |  |  |  |  |  |  |  |  |