LOT 117
HAMPTON LAKES #1 PB 7/252

SWIFT RANDY C & BETTE J L/E/
85264 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0117-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

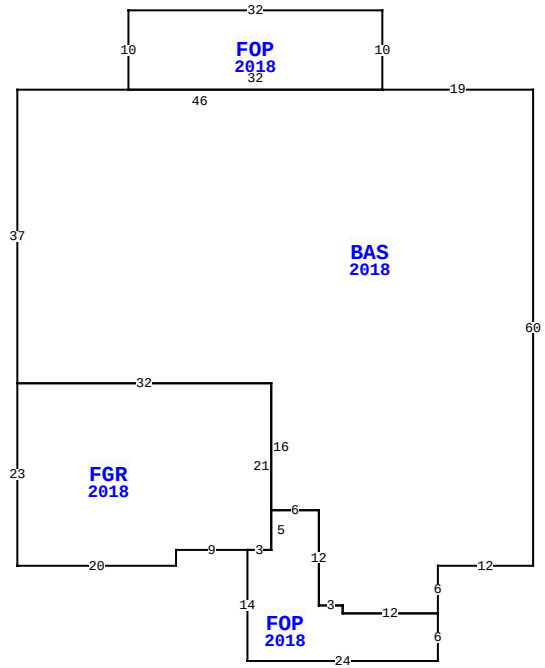
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	3,209	398,964
FGR	712	55	392	48,736
FOP	249	30	75	9,325
FOP	320	30	96	11,935
TOTALS	4,490		3,772	468,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,772	106.2900	126.22	476,102	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 3209 HX Base Yr 2019



85264 CHERRY CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,960
TOTAL MARKET OB/XF VALUE		23,348
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		567,308
SOH/AGL Deduction		148,949
ASSESSED VALUE		418,359
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		368,359
TOTAL JUST VALUE		567,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009791	SUM KITCHEN	0	01/01/2019
18001626	CO ISSUED	0	02/15/2018
17001654	NEW CONSTR	411,678	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0389	2/25/2021	LE	U	I	11	100
GRANTOR: SWIFT RANDY C & BETTE						
GRANTEE: SPAGNOLO KATELIN SH						
2191/1158	4/20/2018	SW	Q	I	02	440,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SWIFT RANDY C & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] N10 W32 S10 E32$ W46 S37 FGR=[YR=2018] S23 E20 N2 E9 FOP=[YR=2018] S14 E24 N6 W12 N1 W3 N12 W6 S5 W3$ E3 N21 W32$ E32 S16 E6 S12 E3 S1 E12 N6 E12 N60$.

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	100	0	0	1,239.00	SF	10.00	10.00	100	2018	2018	3	98	12,142	
2	0855	CONC PAVER	0	100	32	18	576.00	SF	10.00	10.00	100	2019	2019	3	99	5,702	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	
4	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2019	2019	3	93	1,004	

LAND DESCRIPTION

TOTAL OB/XF 23,348

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/09/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS