LOT 121 & PT OF TRACT G (S-1)
IN OR 1941/1744
HAMPTON LAKES #1 PB 7/252

GLACKIN JAMES A & PENELOPE S
85166 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

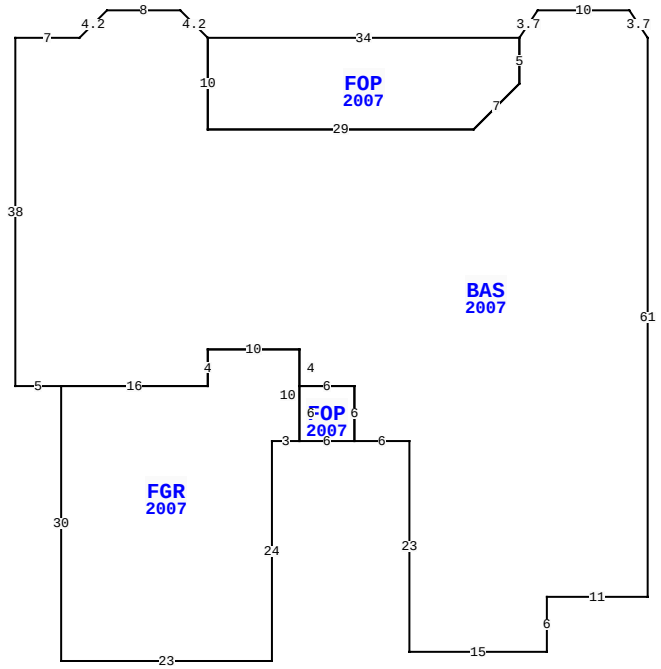
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	3,048	100	3,048	342,304
FGR	748	55	411	46,158
FOP	36	30	11	1,236
FOP	328	30	98	11,006
TOTALS	4,160		3,568	400,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,568	102.2400	121.41	433,191	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 3048 HX Base Yr 2015



BLD DATE	10/12/2007	RK	LGL DATE
XF DATE	10/12/2007	RK	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85166 CHERRY CREEK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,702
TOTAL MARKET OB/XF VALUE		64,597
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		540,299
SOH/AGL Deduction		210,345
ASSESSED VALUE		329,954
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		274,954
TOTAL JUST VALUE		540,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429437	SWIM POOL	39,920	10/01/2014
M13084	MECH OTHER	0	07/01/2007
C19930	CO ISSUED	0	05/01/2007
B19930	NEW CONSTR	302,500	05/01/2007
E19298	ELEC OTHER	2,000	05/01/2007
R10376	REPAIR/RRF	7,766	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1941/1744	9/30/2014	WD	Q	I	02	380,000
GRANTOR: BARCLAY ROBERT & DEBO						
GRANTEE: GLACKIN JAMES A & P						
1575/0848	7/07/2008	WD	Q	I		399,000
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: BARCLAY ROBERT & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L2 W10 D3 L2 FOP=[YR=2007] W34 S10 E29 U5 R5 N5 $S5 D5 L5 W29 N10 U3 L3 W8 D3 L3 W7 S38 E5 FGR=[YR=2007] S30 E23 N24 E3 FOP=[YR=2007] E6 N6 W6 S6 $ N10 W10 S4 W16 $ E16 N4 E10 S4 E6 S6 E6 S23 E15 N6 E11 N61 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0	100	0	0	1,524.00	SF	10.00	10.00	100	2007	2007	3	89	13,564	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2015	2015	3	81	25,061	
4	0855	CONC PAVER	0	100	0	0	905.00	SF	10.00	10.00	100	2015	2015	3	96	8,688	
5	0910	SCRN RM L	0	100	0	0	1,267.00	SF	15.00	15.00	100	2015	2015	3	74	14,064	

LAND DESCRIPTION

TOTAL OB/XF 64,597

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 08/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS