LOT 93
HAMPTON LAKES #2 PBK 8/165

MYERS ROBERT BRIAN & ROSELYN RAE
85001 WILLISTON COURT
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

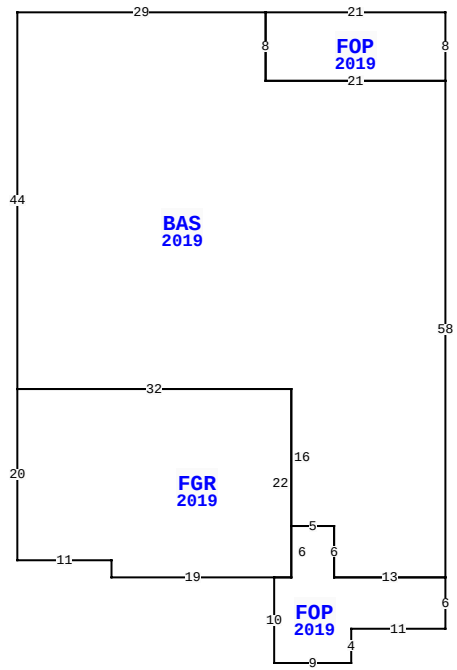
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2,398	289,369
FGR	682	55	375	45,252
FOP	168	30	50	6,034
FOP	186	30	56	6,758
TOTALS	3,434		2,879	347,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	102.6480	121.89	350,921	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2398 HX Base Yr 2021



85001 WILLISTON CT, 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		347,412
TOTAL MARKET OB/XF VALUE		39,768
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		462,180
SOH/AGL Deduction		226,409
ASSESSED VALUE		235,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,771
TOTAL JUST VALUE		462,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001134	POOL ENCL	7,500	02/01/2021
20008863	SWIM POOL	55,160	09/24/2020
19012863	CO ISSUED	0	12/19/2019
1903467	NEW CONSTR	332,522	05/01/2019
19003467	NEW CONSTR	0	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1536	7/15/2020	SW	Q	I	02	339,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MYERS ROBERT BRIAN						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W21 BAS=[YR=2019] W29 S44 FGR=[YR=2019] S20 E11 S2 E19 FOP=[YR=2019] S10 E9 N4 E11 N6 W13 N6 W5 S6 W2$ E2 N22 W32$ E32 S16 E5 S6 E13 N58 W21 N8$ S8 E21 N8$.

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	27.00	SF	10.00	10.00	100	2019	2019	3	99	267	
2	0855	CONC PAVER	0	100	0	0	1,302.00	SF	10.00	10.00	100	2019	2019	3	99	12,890	
3	0861	POOL GUNIT	0	100	14	8	112.00	SF	85.00	85.00	100	2021	2021	3	98	9,330	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
5	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2021	2021	3	98	4,234	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
7	0911	SCRN RM A	0	100	12	35	420.00	SF	17.50	17.50	100	2021	2021	3	97	7,130	
8	0855	CONC PAVER	0	100	0	0	368.00	SF	10.00	10.00	100	2021	2021	3	100	3,680	

LAND DESCRIPTION

TOTAL OB/XF 39,768

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	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/05/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS