LOT 94
HAMPTON LAKES #2 PBK 8/165

HERNANDEZ JOSE E & MARIA C
85011 WILLISTON CT
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0094-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

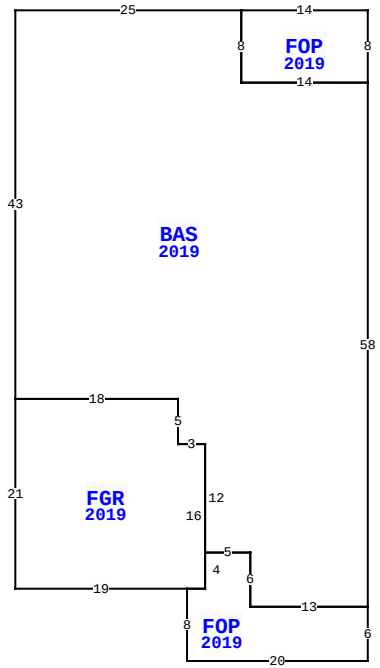
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	269,488
FGR	426	55	234	32,108
FOP	112	30	34	4,665
FOP	154	30	46	6,312
TOTALS	2,656		2,278	312,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,278	116.7180	138.60	315,731	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 1964 HX Base Yr



85011 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	312,574
TOTAL MARKET OB/XF VALUE	7,088
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	394,662
SOH/AGL Deduction	62,328
ASSESSED VALUE	332,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,334
TOTAL JUST VALUE	394,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009725	NEW CONSTR	265,478	09/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0407	5/27/2020	SW	Q	I	01	298,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HERNANDEZ JOSE E &						
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] W14 BAS=[YR=2019] W25 S43 FGR=[YR=2019] S21 E19 FOP=[YR=2019] S8 E20 N6 W13 N6 W5 S4 W2$ E2 N16 W3 N5 W18$ E18 S5 E3 S12 E5 S6 E13 N58 W14 N8$ S8 E14 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	0	0	0	716.00	SF	10.00	10.00	100	2019	2019	3	99	7,088	

LAND DESCRIPTION

TOTAL OB/XF 7,088

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS