LOT 95
HAMPTON LAKES #2 PBK 8/165

SUBER SUZAN & JOHN
1875 KENSINGTON COURT
TROY, OH 45373

2023

24-2N-27-0721-0095-0000

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 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

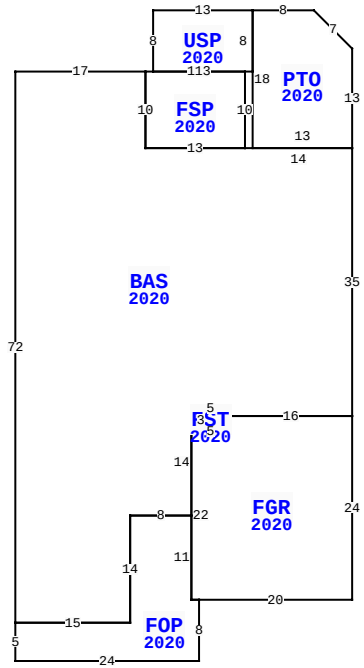
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	293,320
FGR	494	55	272	36,036
FOP	235	30	70	9,274
FSP	130	40	52	6,889
FST	15	55	8	1,060
PTO	222	5	11	1,458
USP	104	30	31	4,107
TOTALS	3,414		2,658	352,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,658	112.1280	133.15	353,913	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2214 HX Base Yr



85021 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	352,143
TOTAL MARKET OB/XF VALUE	9,773
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	436,916
SOH/AGL Deduction	0
ASSESSED VALUE	436,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,916
TOTAL JUST VALUE	436,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003914	SCRN ENCL	2,000	07/01/2020
20002195	CO ISSUED	0	03/11/2020
19005052	NEW CONSTR	305,876	06/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/0600	4/29/2022	WD	Q	I	01	516,000
GRANTOR: HUGHES KEVIN MICHAEL						
GRANTEE: SUBER SUZAN & JOHN						
2357/1168	4/27/2020	SW	Q	I	01	328,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HUGHES KEVIN MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W13 S10 E13$ W13 N10 W17 S72 FOP=[YR=2020] S5 E24 N8 FGR=[YR=2020] E20 N24 W16 FST=[YR=2020] N1 W5 S3 E5 N2 $ S2 W5 S22 E1$ W1 N11 W8 S14 W15$ E15 N14 E8 N14 E5 S1 E16 N35$ PTO=[YR=2020] N13 U5 L5 W8 USP=[YR=2020] W13 S8 E13 N8$ S18 E13 $.

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	732.00	SF	10.00	10.00	100	2020	2020	3	99	7,247	
2	0462	ST/AL FNC	0	0	0	0	204.00	SF	10.00	10.00	100	2020	2020	3	95	1,938	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 9,773

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	000133	C	SFR LAKE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/02/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS