LOT 102
IN OR 2210/1275
HAMPTON LAKES #2 PBK 8/165

ROBINSON JEFFREY E & PAULA J
85062 WILLISTON CT
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

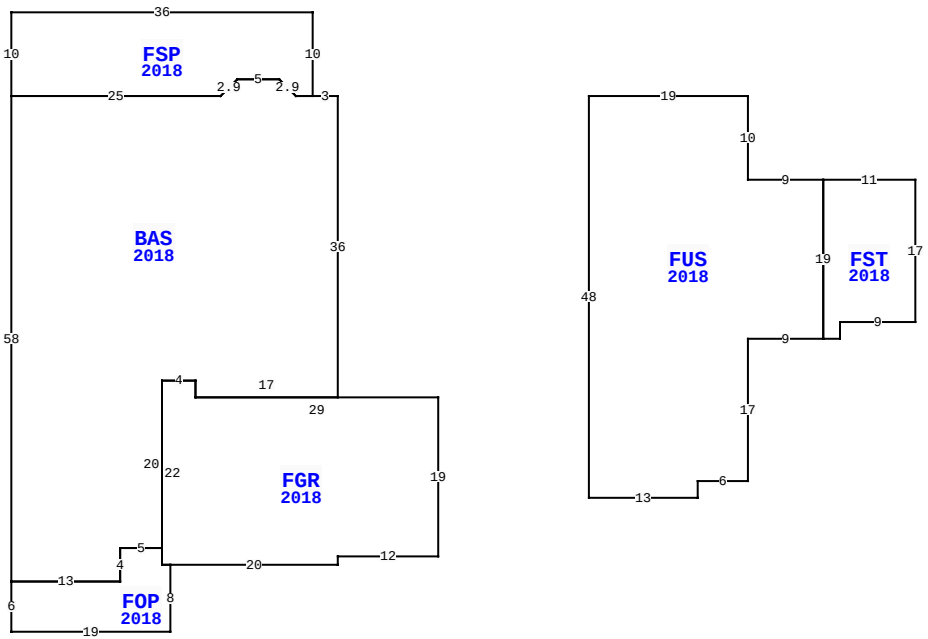
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,786	100	1,786	217,719
FGR	656	55	361	44,007
FOP	136	30	41	4,998
FSP	346	40	138	16,823
FST	191	55	105	12,800
FUS	1,071	100	1,071	130,559
TOTALS	4,186		3,502	426,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,502	104.2200	123.76	433,408	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2857 HX Base Yr 2019



85062 WILLISTON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,907
TOTAL MARKET OB/XF VALUE		10,741
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		512,648
SOH/AGL Deduction		140,271
ASSESSED VALUE		372,377
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,377
TOTAL JUST VALUE		512,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007114	CO ISSUED	0	07/13/2018
18001968	NEW CONSTR	387,226	02/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1275	7/13/2018	SW	Q	I	02	411,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ROBINSON JEFFREY 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

BAS=[YR=2018] W3 FSP=[YR=2018] N10 W36 S10 E25 U2 R2 E5 D2 R2 E2$ W2 U2 L2 W5 L2 D2 W25 S58 FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N1 E12 N19 W29 N2 W4 S22 E1$ W1 N2 W5 S4 W13$ E13 N4 E5 N20 E4 S2 E17 N36$ PTR=[YR=2018] E30 FUS=[YR=2018] E19 S10 E9 FST=[YR=2018] E11 S17 W9 S2 W2 N19$ S19 W9 S17 W6 S2 W13 N48$ W30$.

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	1,096.00	SF	10.00	10.00	100	2018	2018	3	98	10,741	

LAND DESCRIPTION

TOTAL OB/XF 10,741

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

REVIEW DATE 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS