LOT 41
IN OR 1874/826
HAMPTON LAKES #1 PB 7/252

WITKO LEON T & NANCY L JOINT TRUST/WITKO NANCY L T
85069 APOKA COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

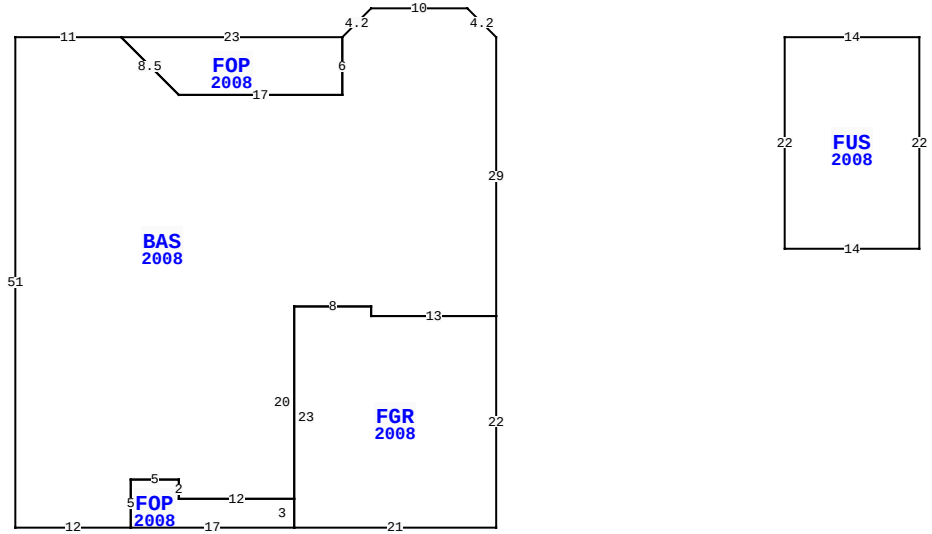
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,938	100	1,938	247,386
FGR	470	55	258	32,934
FOP	61	30	18	2,298
FOP	120	30	36	4,595
FUS	308	100	308	39,316
TOTALS	2,897		2,558	326,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,558	110.4000	138.00	353,004	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2009 Heated Area: 2246 HX Base Yr 2009



85069 APOKA 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		326,529
TOTAL MARKET OB/XF VALUE		3,426
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		404,955
SOH/AGL Deduction		197,271
ASSESSED VALUE		207,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,684
TOTAL JUST VALUE		404,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13661	MECH OTHER	0	03/01/2008
P13003	OTHER	0	02/01/2008
C21022	CO ISSUED	0	01/01/2008
R10998	REPAIR/RRF	5,060	01/01/2008
B21022	NEW CONSTR	196,218	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1874/0826	8/09/2013	WD	U	I	11	100
GRANTOR: WITKO LEON & NANCY						
GRANTEE: WITKO LEON T & NANC						
1584/0357	9/08/2008	WD	U	I	01	100
GRANTOR: WITKO LEON & NANCY						
GRANTEE: WITKO LEON T & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W10 D3 L3 FOP=[YR=2008] W23 D6 R6 E17 N6 $ S6 W17 U6 L6 W11 S51 E12 FOP=[YR=2008] E17 FGR=[YR=2008] E21 N22 W13 N1 W8 S23 $ N3 W12 N2 W5 S5 $ N5 E5 S2 E12 N20 E8 S1 E13 N29 $ PTR= E30 FUS=[YR=2008] E14 S22 W14 N22 $ W30 $.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	550.00	SF	5.20	5.20	100	2008	2008	3	89	2,545	
2	0855	CONC PAVER	0	100	0	0	99.00	SF	10.00	10.00	100	2008	2008	3	89	881	

LAND DESCRIPTION

TOTAL OB/XF 3,426

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS