LOT 45
IN OR 2028/1151
ESMT PT OR 1521/1562

RODRIGUEZ DAVID JR/HEYWARD-RODRIGUEZ JANICE
85046 APOKA CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0045-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

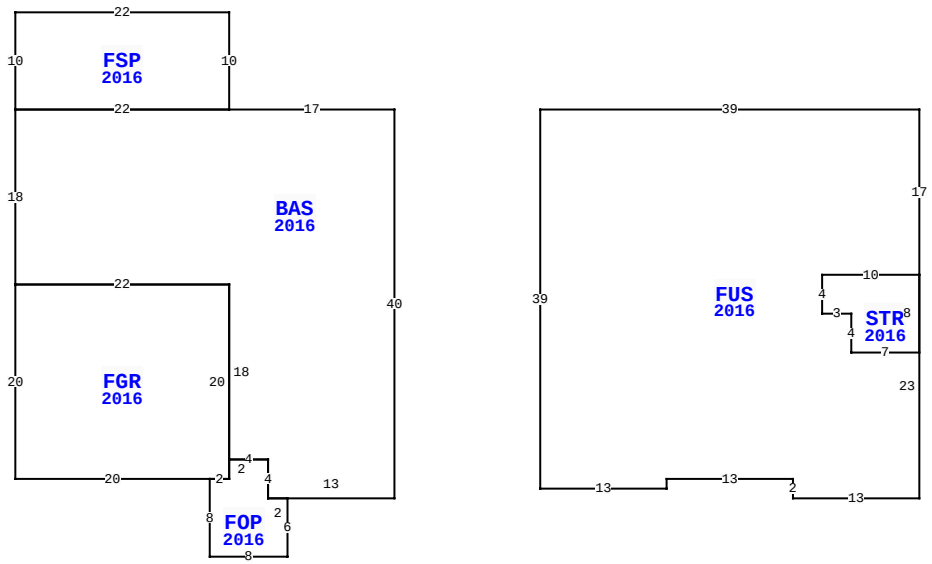
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	138,818
FGR	440	55	242	31,693
FOP	68	30	20	2,619
FSP	220	40	88	11,524
FUS	1,521	100	1,521	199,190
STR	68	10	7	917
TOTALS	3,377		2,938	384,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,938	108.5700	135.71	398,716	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2021 Heated Area: 2581 HX Base Yr



85046 APOKA CT, FERNANDINA BEACH

BLD DATE	06/08/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,761
TOTAL MARKET OB/XF VALUE		17,762
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,523
SOH/AGL Deduction		464,236
ASSESSED VALUE		13,287
TOTAL EXEMPTION VALUE	13	13,287
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		477,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530699	NEW CONSTR	309,826	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/1151	1/28/2016	SW	Q	I	02	250,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: RODRIGUEZ DAVID JR						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] N10 W22 S10 E22$ W22 S18 FGR=[YR=2016] S20 E20 FOP=[YR=2016] S8 E8 N6 W2 N4 W4 S2 W2$ E2 N20 W22$ E22 S18 E4 S4 E13 N40$ PTR= E15 FUS=[YR=2016] E39 S17 STR=[YR=2016] W10 S4 E3 S4 E7 N8$ S23 W13 N2 W13 S1 W13 N39$ W15$.

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	0810	CONCRETE A	0	100	0	0	819.00	SF	6.50	6.50	100	2016	2016	3	96	5,111	
2	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2022	2022	3	98	11,760	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	

LAND DESCRIPTION

TOTAL OB/XF 17,762

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS