LOT 46
IN OR 2091/311
ESMT PT OR 1521/1562

LLORENS-ALICEA DAVID/RODRIGUEZ-VEGA LIZ MARIE
85034 APOKA CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0046-0000

BUILDING CHARACTERISTICS

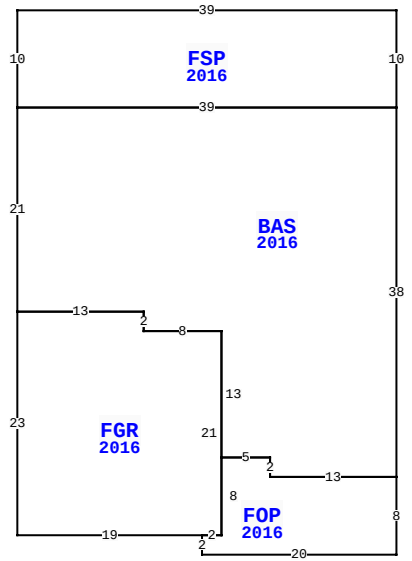
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

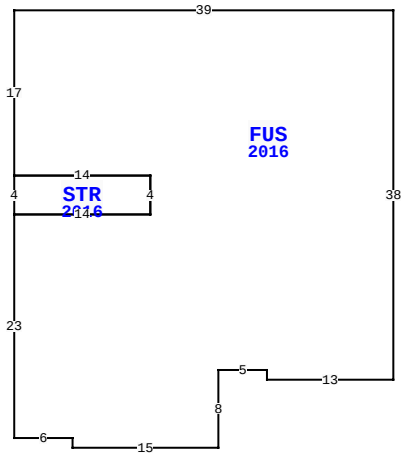
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,131	100	1,131	148,356
FGR	467	55	257	33,711
FOP	158	30	47	6,165
FSP	390	40	156	20,463
FUS	1,562	100	1,562	204,892
STR	56	10	6	787
TOTALS	3,764		3,159	414,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,159	108.7440	135.93	429,403	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2693 HX Base Yr 2017





85034 APOKA CT, FERNANDINA BEACH

BLD DATE	11/28/2016 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		414,374
TOTAL MARKET OB/XF VALUE		4,755
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		494,129
SOH/AGL Deduction		210,380
ASSESSED VALUE		283,749
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,749
TOTAL JUST VALUE		494,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632272	CO ISSUED	0	11/09/2016
B1632272	NEW CONSTR	334,343	05/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0311	12/08/2016	SW	Q	I	01	297,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: LLORENS-ALICEA DAVI						
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

FSP=[YR=2016] W39 S10 BAS=[YR=2016] S21 FGR=[YR=2016] S23 E19 FOP=[YR=2016] S2 E20 N8 W13 N2 W5 S8 W2$ E2 N21 W8 N2 W13$ E13 S2 E8 S13 E5 S2 E13 N38 W39$ E39 N10$ PTR= E15
FUS=[YR=2016] E39 S38 W13 N1 W5 S8 W15 N1 W6 N23
STR=[YR=2016] N4 E14 S4 W14$ E14 N4 W14 N17$ 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	762.00	SF	6.50	6.50	100	2016	2016	3	96	4,755	

LAND DESCRIPTION

TOTAL OB/XF 4,755

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