

LOT 48
IN OR 1981/1108
HAMPTON LAKES #1 PB 7/252

BIAVA BYRON J & KATE I
85387 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0048-0000



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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	237,086
FGR	440	55	242	33,651
FOP	62	30	19	2,642
FSP	140	40	56	7,787
TOTALS	2,347		2,022	281,166

TOTALS		27,041	2,022	201,100			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVR	0	0	0	0	
2	0463	FENCE GATE	0	0	0	0	
3	0462	ST/AL FNC	0	0	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000136	C	SFR INT	0	000				

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,022	118.9720	148.72	300,712	2010	2010	0	0	0	6.50	93.50	
1 SNGL FAM - 0% - 0 Heated Area: 1705 HX Base Yr													
85105 CHAMPLAIN DR, FERNANDINA BEACH													

BLD DATE	07/20/2010	RK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			281,166
TOTAL MARKET OB/XF VALUE			17,046
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			373,212
SOH/AGL Deduction			60,425
ASSESSED VALUE			312,787
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,787
TOTAL JUST VALUE			373,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22949	CO ISSUED	0	03/02/2010
E22284	ELEC OTHER	0	12/01/2009
M14973	H/AC	0	12/01/2009
P14039	OTHER	0	11/01/2009
B0922949	NEW CONSTR	154,704	10/01/2009
R0912144	REPAIR/RRF	5,160	10/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/1108	5/22/2015	WD Q	I		01	220,000
GRANTOR: MILLER RYAN M & ANDRE						
GRANTEE: BIAVA BYRON J & KAT						
1667/1102	3/12/2010	WD Q	I		01	189,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: MILLER RYAN M & AND						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2010] U3 L3 W8 D3 L3 FSP=[YR=2010] N10 W14 S10 E14 \$ W26 S51 E13 FOP=[YR=2010] S2 E7 FGR=[YR=2010] S4 E20 N22 W20 S18 \$ N10 W6 S8 W1 \$ E1 N8 E6 N8 E20 N35 \$.													