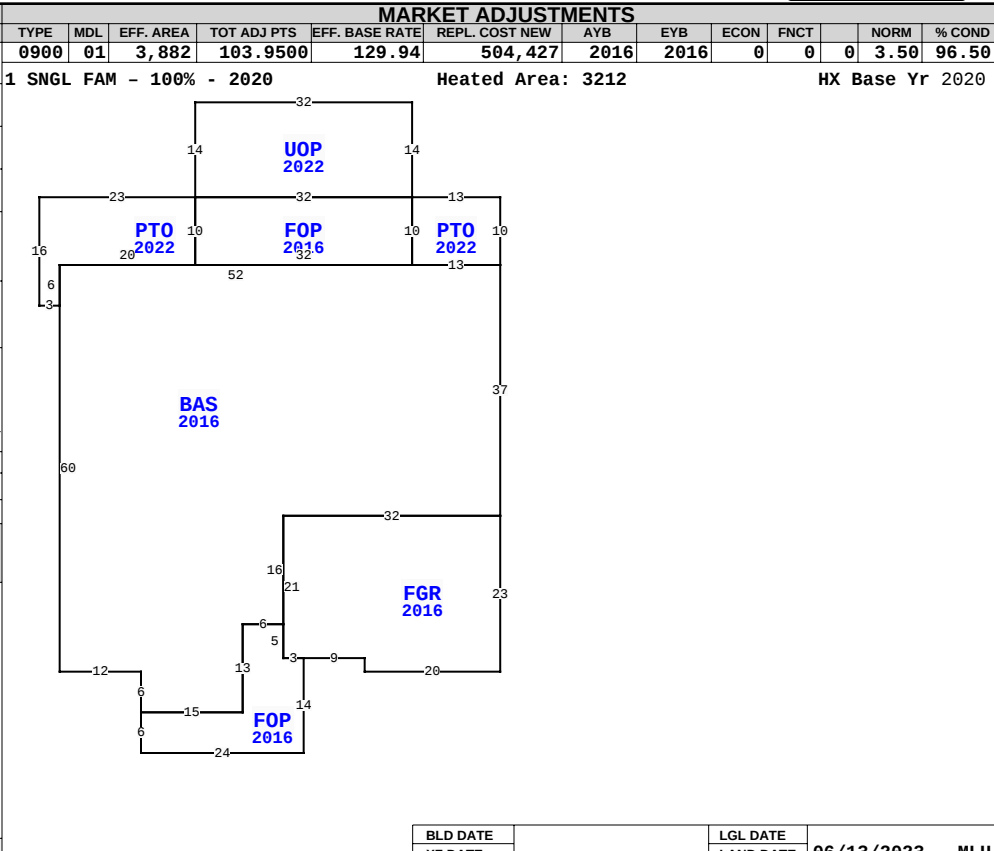




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	3,212	100	3,212	402,759
FGR	712	55	392	49,153
FOP	246	30	74	9,279
FOP	320	30	96	12,037
PTO	130	5	6	753
PTO	248	5	12	1,504
UOP	448	20	90	11,286
TOTALS	5,316		3,882	486,772



85219 CHERRY CREEK DR, FERNANDINA BEACH

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	0855	CONC PAVER	0 100	0	0	1,193.00	SF	10.00	10.00	100	2022	2022	3	100	11,930	
2	0462	ST/AL FNC	0 100	0	0	912.00	SF	10.00	10.00	100	2022	2022	3	98	8,938	
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
4	0911	SCRN RM A	0 100	32	14	448.00	SF	21.88	21.88	100	2022	2022	3	97	9,506	

LAND DESCRIPTION										TOTAL OB/XF										30,968	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					

NASSAU COUNTY PROPERTY																	PAGE 1 of 1 4									
VALUATION SUMMARY																	STANDARD									
VALUATION BY																										
Tax Group: 4																	Tax Dist:									
BUILDING MARKET VALUE																	486,772									
TOTAL MARKET OB/XF VALUE																	30,968									
TOTAL LAND VALUE - MARKET																	75,000									
TOTAL MARKET VALUE																	592,740									
SOH/AGL Deduction																	180,248									
ASSESSED VALUE																	412,492									
TOTAL EXEMPTION VALUE																	50,000									
BASE TAXABLE VALUE																	362,492									
TOTAL JUST VALUE																	592,740									
NCON VALUE																	0									
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE																	571,268									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002912	ADDITION	13,413	02/23/2022
B1531227	CO ISSUED	0	06/09/2016
B1531227	NEW CONSTR	504,397	10/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2407/0786	11/05/2020	LE	U	I	11	100			
GRANTOR: CZYZYK GUY & DONNA SC									
GRANTEE: LYNCH JOHN CHARLES									
2243/1823	12/14/2018	WD	Q	I	01	423,500			
GRANTOR: BRENEK LESHA & KENNET									
GRANTEE: CZYZYK GUY & DONNA									

BUILDING NOTES									
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BUILDING DIMENSIONS
PTO=[YR=2022] N10 W13 S10 E13\$ BAS=[YR=2016] W13
FOP=[YR=2016] N10 UOP=[YR=2022] N14 W32 S14 PTO=[YR=2022]
W23 S16 E3 N6 E20 N10\$ E32\$ W32 S10 E32\$ W52 S60 E12 S6
FOP=[YR=2016] S6 E24 N14 FGR=[YR=2016] E9 S2 E20 N23 W32 S21
E3\$ W3 N5 W6 S13 W15\$ E15 N13 E6 N16 E32 N37\$.