

LOT 100  
IN OR 2190/1121  
HAMPTON LAKES #1 PB 7/252

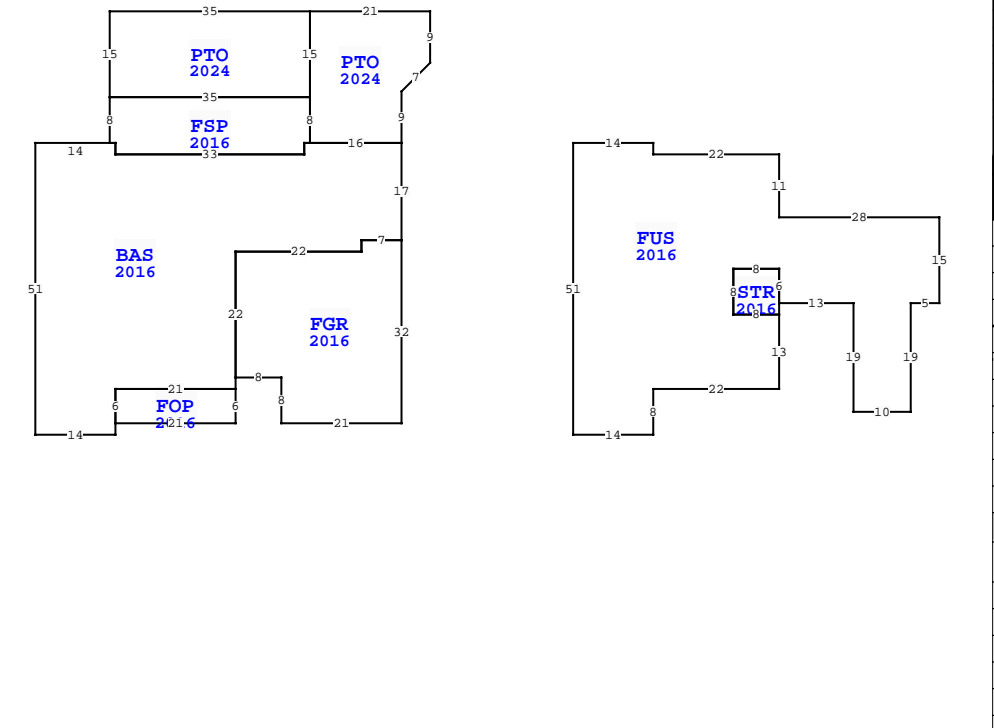
NATALONI FAMILY TRUST/NATALONI ROBERT C TRUSTEE  
85237 CHERRY CREEK DR  
FERNANDINA BEACH, FL 32034

**2024**

13-2N-27-0720-0100-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	31	HARDIE BRD	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,930	96.4920	120.62	594,657	2016	2016	0	0	0	3.40	96.60



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		574,439	
TOTAL MARKET OB/XF VALUE		20,774	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		670,213	
SOH/AGL Deduction		213,385	
ASSESSED VALUE		456,828	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		406,828	
TOTAL JUST VALUE		670,213	
NCON VALUE		14,664	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		629,976	

Quality		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	SUBAREA MARKET VALUE
BAS	2,088	100	243,292
FGR	820	55	52,550
FOP	126	30	4,428
FSP	346	40	16,080
FUS	2,162	100	251,913
PTO	426	5	2,447
PTO	525	5	3,029
STR	64	10	699
TOTALS	6,557		574,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005182	SCRN ENCL	16,885	04/21/2023
B1632372	CO ISSUED	0	11/30/2016
B1632372	NEW CONSTR	506,641	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1121	11/20/2017	WD	U	I	11	100

85237 CHERRY CREEK DR, FERNANDINA BEACH, FL 32034

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		1,594.00	SF 5.20	100	2016	2016	3	96	7,957	
2	0855	CONC PAVER	0	100	0	0		227.00	SF 10.00	100	2016	2016	3	96	2,179	
3	0835	QUARY TILE	0	100	0	0		151.00	SF 10.00	100	2016	2016	3	96	1,450	
4	0911	SCRN RM A	0	100	15	35		525.00	SF 17.50	100	2024	2023		100	9,188	

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

BUILDING NOTES	
GRANTOR: NATALONI ROBERT C & R	
GRANTEE: NATALONI FAMILY TRU	
2088/0181 11/30/2016 WD Q I 01 507,200	
GRANTOR: AVATAR PROPERTIES INC	
GRANTEE: NATALONI ROBERT C &	

LAND DESCRIPTION		TOTAL OB/XF 20,774																						
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	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	75,000							