

LOT 101
IN OR 2087/115
HAMPTON LAKES #1 PB 7/252

MOORE JAMES & KAREN J
85253 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0101-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

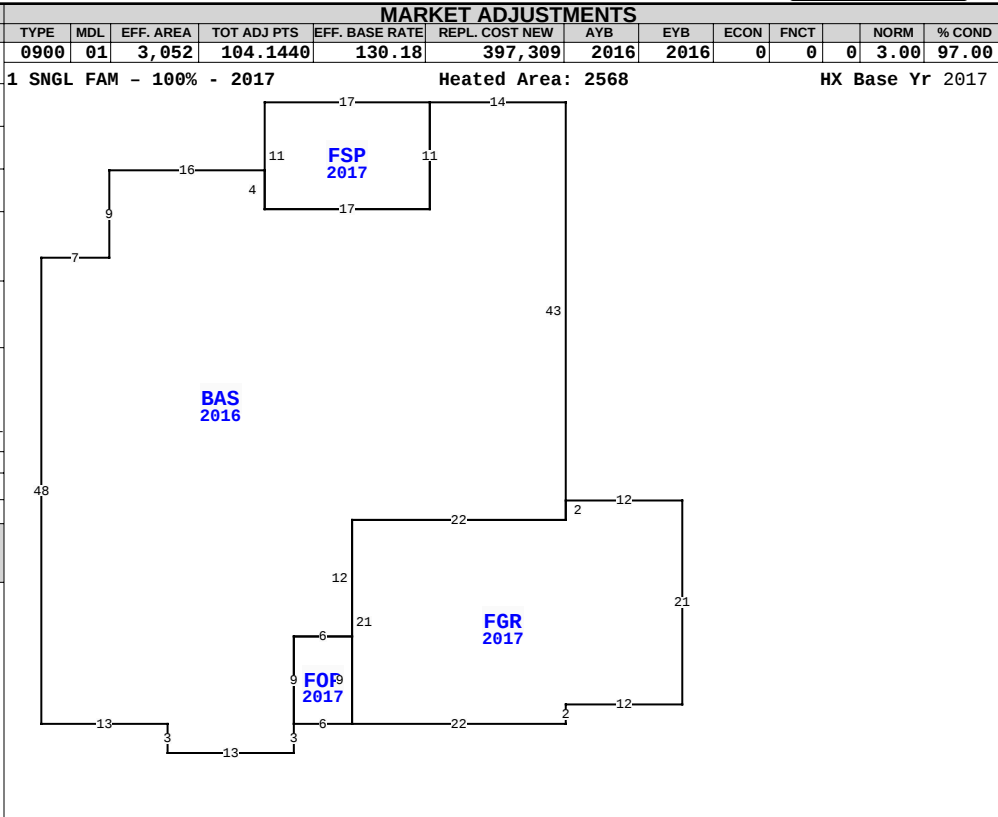
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	324,273
FGR	714	55	393	49,626
FOP	54	30	16	2,021
FSP	187	40	75	9,471

TOTALS	3,523		3,052	385,390
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0462	ST/AL FNC	0 100	0	0	180.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	1,010.00	SF	10.00	10.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



85253 CHERRY CREEK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
11,154											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		385,390	
TOTAL MARKET OB/XF VALUE		11,154	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		471,544	
SOH/AGL Deduction		166,050	
ASSESSED VALUE		305,494	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		255,494	
TOTAL JUST VALUE		471,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632405	CO ISSUED	0	11/21/2016
B1633029	SCRNRM	12,053	09/01/2016
B1632405	NEW CONSTR	329,999	05/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2087/0115	11/21/2016	SW	Q	I	01
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: MOORE JAMES & KAREN					
1974/0280	4/13/2015	SW	U	V	37
GRANTOR: AW VENTURE I LLC					
GRANTEE: AVATAR PROPERTIES I					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W14 FSP=[YR=2017] W17 S11 E17 N11\$ S11 W17 N4 W16 S9 W7 S48 E13 S3 E13 N3 FOP=[YR=2017] E6 FGR=[YR=2017] E22 N2 E12 N21 W12 S2 W22 S21\$ N9 W6 S9\$ N9 E6 N12 E22 N43\$.											