



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,209	100	3,209	406,905
FGR	712	55	392	49,706
FOP	249	30	75	9,510
FOP	320	30	96	12,173
TOTALS	4,490		3,772	478,294

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,772	105.1200	131.40	495,641	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2017 Heated Area: 3209 HX Base Yr 2017											
85329 CHERRY CREEK DR, FERNANDINA BEACH											
BLD DATE 10/26/2016 KK LGL DATE 06/13/2023 MLU											
XF DATE INC DATE											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,112.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	10	4	40.00	SF	10.00	10.00	100	2016
3	0910	SCRN RM L	0 100	32	16	512.00	SF	15.00	15.00	100	2018
4	0855	CONC PAVER	0 100	0	0	597.00	SF	10.00	10.00	100	2018

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2016	3	96	10,675	
2016	3	96	384	
2018	3	82	6,298	
2018	3	97	5,791	

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	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
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VALUATION BY											STANDARD
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											478,294
TOTAL MARKET OB/XF VALUE											23,148
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											576,442
SOH/AGL Deduction											201,852
ASSESSED VALUE											374,590
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											324,590
TOTAL JUST VALUE											576,442
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											555,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001071	ADDITION	11,338	02/13/2017
B1632273	CO ISSUED	0	10/04/2016
B1632273	NEW CONSTR	399,231	05/09/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2700/456	3/08/2024	WD	Q	I	01	760,000	
GRANTOR: GOLDEN JEFFREY C & KI							
GRANTEE: M & M HOMESTEAD TRU							
2083/1146	10/31/2016	SW	Q	I	01	439,500	
GRANTOR: AVATAR PROPERTIES INC							
GRANTEE: GOLDEN JEFFREY CRAI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W14 FOP=[YR=2016] N10 W32 S10 E32\$ W51 S60 E12 S6 FOP=[YR=2016] S6 E24 N14 FGR=[YR=2016] E9 S2 E20 N23 W32 S21 E3\$ W3 N5 W6 S12 W3 S1 W12\$ E12 N1 E3 N12 E6 N16 E32 N37\$.											