

LOT 107
IN OR 2143/1952
HAMPTON LAKES #1 PB 7/252

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

2024

13-2N-27-0720-0107-0000



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		5 100
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	3,212	100	3,212	418,493
FGR	712	55	392	51,073
FOP	114	30	34	4,430
FSP	320	40	128	16,677
TOTALS	4,358		3,766	490,674

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	1,223.00	SF	10.00	10.00	100	2017

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,766	107.4600	134.32	505,849	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2023 Heated Area: 3212 HX Base Yr											
85387 CHERRY CREEK DR, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY											PAGE 1 of 1		4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										490,674			
TOTAL MARKET OB/XF VALUE										11,863			
TOTAL LAND VALUE - MARKET										75,000			
TOTAL MARKET VALUE										577,537			
SOH/AGL Deduction										31,270			
ASSESSED VALUE										546,267			
TOTAL EXEMPTION VALUE										13		546,267	
BASE TAXABLE VALUE										0			
TOTAL JUST VALUE										577,537			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										530,356			
5TH BDRROOM IS FLEX ROOM W/ CLOSET													
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2143/1952		8/22/2017		SW	Q	I	01	414,700					
GRANTOR:AVATAR PROPERTIES INC													
GRANTEE: BIAVA BYRON J & KAT													
1974/0280		4/13/2015		SW	U	V	37	3,829,500					
GRANTOR:AW VENTURE I LLC													
GRANTEE:AVATAR PROPERTIES I													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2017;ORIG=0,0] W13 W32 W20 S60 E12 S6 E13 E2 N13 E6 N16 E32 N37 \$													
FGR=[YR=2017;ORIG=-30,58] E10 S2 E20 N23 W32 S16 S5 E2 \$													
FSP=[YR=2017;ORIG=-13,0] N10 W32 S10 E32 \$													
FOP=[YR=2017;ORIG=-40,68] E10 N10 W2 N5 W6 S13 W2 S2 \$													
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