LOT 109
IN OR 2052/1015
HAMPTON LAKES #1 PB 7/252

DUKE WILLIAM TIMOTHY & RITA HOLLAND
85425 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

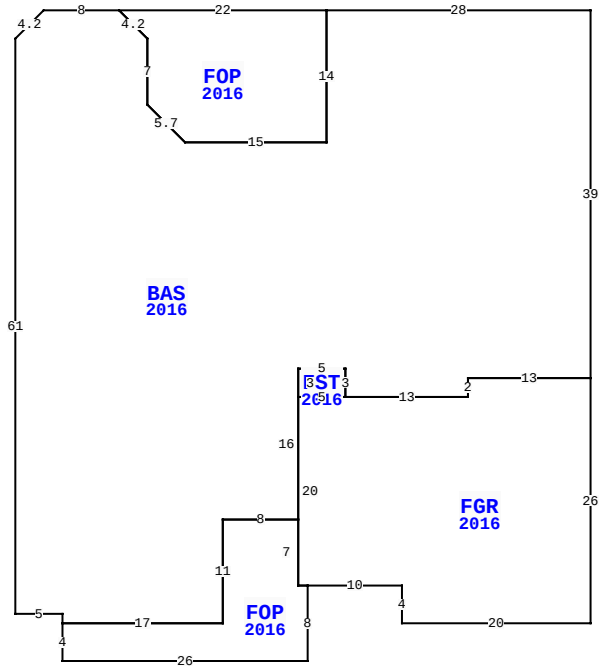
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,820	100	2,820	352,320
FGR	726	55	399	49,849
FOP	196	30	59	7,371
FOP	263	30	79	9,870
FST	15	55	8	999
TOTALS	4,020		3,365	420,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,365	103.0400	128.80	433,412	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2820 HX Base Yr 2018



85425 CHERRY CREEK DR, FERNANDINA BEACH

BLD DATE	07/25/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,410
TOTAL MARKET OB/XF VALUE		24,402
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,812
SOH/AGL Deduction		189,475
ASSESSED VALUE		330,337
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,337
TOTAL JUST VALUE		519,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631727	CO ISSUED	0	05/26/2016
B1631727	NEW CONSTR	361,156	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1015	5/31/2016	SW	Q	I	01	357,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: DUKE WILLIAM TIMOTH						
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=2016] W28 FOP=[YR=2016] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 S1
FOP=[YR=2016] S4 E26 N8 FGR=[YR=2016] E10 S4 E20 N26 W13 S2 W13 FST=[YR=2016] N3 W5 S3 E5$ W5 S20 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E13 N2 E13 N39$.

EXTRA FEATURES

LN	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	1,220.00	SF	10.00	10.00	100	2016	2016	3	96	11,712	
2	0855	CONC PAVER	0	100	9	4	36.00	SF	10.00	10.00	100	2016	2016	3	96	346	
3	0462	ST/AL FNC	0	100	0	0	1,524.00	SF	10.00	10.00	100	2016	2016	3	81	12,344	

LAND DESCRIPTION

TOTAL OB/XF 24,402

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS