



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,920	100	1,920	253,230
FGR	717	55	394	51,965
FOP	255	30	76	10,024
FOP	275	30	82	10,816
FUS	273	100	273	36,006
FUS	2,526	100	2,526	333,156
TOTALS	5,966		5,271	695,197

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	614.00	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	2016
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016
4	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2022
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,271	108.7750	135.97	716,698	2016	2016	0	0	0	3.00	97.00
1 SNGL FAM - 100% - 2021 Heated Area: 4719 HX Base Yr 2021												
BLD DATE 11/28/2016 KK LGL DATE 06/13/2023 MLU												
85390 CHERRY CREEK DR, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		695,197	
TOTAL MARKET OB/XF VALUE		19,173	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		789,370	
SOH/AGL Deduction		279,111	
ASSESSED VALUE		510,259	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		460,259	
TOTAL JUST VALUE		789,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		758,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632406	CO ISSUED	0	12/16/2016
B1632406	NEW CONSTR	570,139	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1344	7/07/2020	WD	Q	I	01	510,000
GRANTOR: REZAC KYLE A & CAITLI						
GRANTEE: KROLL JOSHUA J & AB						
2093/0845	12/16/2016	SW	Q	I	01	514,500
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: REZAC KYLE A & CAIT						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2016] W2 N7 U3 L3 W5 FOP=[YR=2016] W28 S10 E25 N7 U3 R3 \$ D3 L3 S7 W25 N10 W18 FGR=[YR=2016] W7 S45 E21 N21 W7 N9 W2 N9 W5 N6\$ S6 E5 S9 E7 S28 E2 S1 E9 N1 E2 FOP=[YR=2016] E7 D4 R4 E11 R7 U8 N8 W6 S5 D4 L4 W5 U7 L7 W7 S10\$ N10 E7 D7 R7 E5 U4 R4 N5 E6 N30\$ PTR= E20 FUS=[YR=2016] E46 N1 E10 S1 E6 S10 E2 S30 W6 S5 D4 L4 W5 U4 L4 W11 S7 W13 N15 FUS=[YR=2016] W21 N13 E21 S13\$ N13 W21 N24\$ W20\$.												

TOTAL OB/XF												
19,173												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00