LOT 112
HAMPTON LAKES #1 PB 7/252

**FRONEMAN NICHOLAS J & NELMARIE**
85350 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

**2024**

**13-2N-27-0720-0112-0000**

## 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 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |

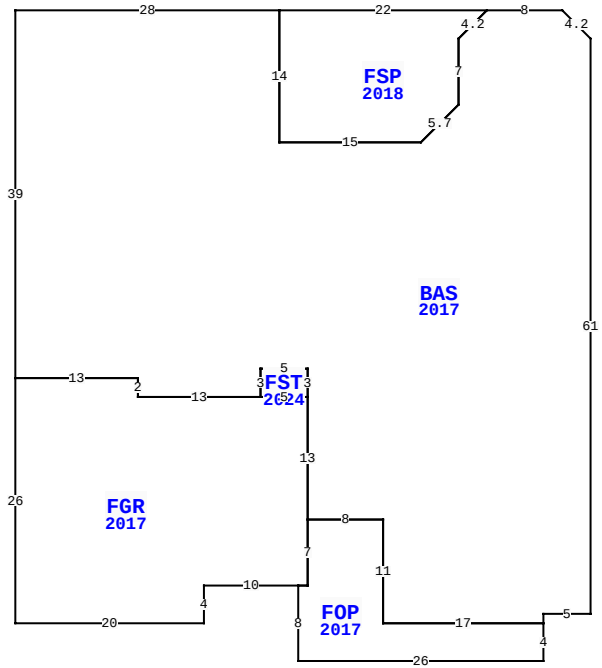
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,820 | 100 | 2,820 | 356,995 |
| FGR | 726 | 55 | 399 | 50,511 |
| FOP | 196 | 30 | 59 | 7,469 |
| FSP | 263 | 40 | 105 | 13,292 |
| FST | 15 | 55 | 8 | 1,013 |
| TOTALS | 4,020 | | 3,391 | 429,280 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,391 | 103.8680 | 129.84 | 440,287 | 2017 | 2017 | 0 | 0 | 0 | 2.50 | 97.50 |

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




85350 CHERRY CREEK DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 429,280 |
| TOTAL MARKET OB/XF VALUE | | 55,206 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 559,486 |
| SOH/AGL Deduction | | 187,958 |
| ASSESSED VALUE | | 371,528 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 321,528 |
| TOTAL JUST VALUE | | 559,486 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 543,910 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21003733 | SWIM POOL | 70,000 | 03/26/2021 |
| 17005004 | CO ISSUED | 0 | 06/07/2017 |
| 1700833 | ADDITION | 1,700 | 03/01/2017 |
| B1633617 | NEW CONSTR | 361,156 | 12/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2705/426 | 4/10/2024 | WD | Q | I | 02 | 717,500 |
| GRANTOR: SMITH-GREEN HEIDI A | | | | | | |
| GRANTEE: FRONEMAN NICHOLAS J | | | | | | |
| 2131/1120 | 6/09/2017 | SW | Q | I | 01 | 403,400 |
| GRANTOR: AVATAR PROPERTIES INC | | | | | | |
| GRANTEE: SMITH-GREEN HEIDI A | | | | | | |

## BUILDING NOTES

## 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 | 1,089.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 10,563 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 324.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 95 | 26,163 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 716.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 7,088 | |
| 4 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 93 | 1,860 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 912.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 98 | 8,938 | |
| 6 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 99 | 594 | |

## BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=3,-1] U3L3 W8 D3L3 S7 D4L4 W15 N14 W28 S39 E13 S2 E13 N3 E5 S3 S13 E8 S11 E17 N1 E5 N61 $
FGR=[YR=2017;ORIG=-58,35] S26 E20 N4 E10 E1 N7 N13 W5 W13 N2 W13 $
FSP=[YR=2018;ORIG=-8,-4] W22 S14 E15 U4R4 N7 U3R3 $
FOP=[YR=2017;ORIG=-27,57] W1 S8 E26 N4 W17 N11 W8 S7 $
FST=[YR=2024;ORIG=-32,34] E5 S3 W5 N3 $
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## LAND DESCRIPTION

TOTAL OB/XF 55,206

| 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 04/29/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS