LOT 115
HAMPTON LAKES #1 PB 7/252

SAKOTAS BETH
85296 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0115-0000

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	11	CLAY TILE 100
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

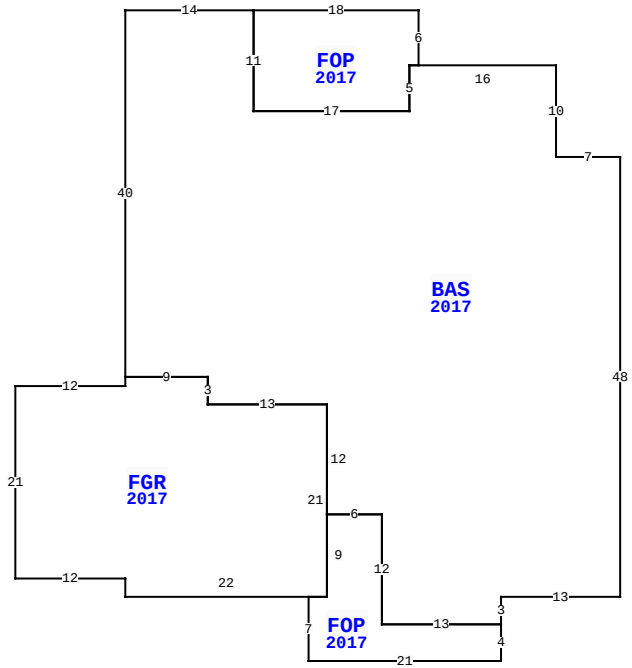
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100	2,557	349,778
FGR	741	55	408	55,811
FOP	162	30	49	6,703
FOP	193	30	58	7,934
TOTALS	3,653		3,072	420,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,072	112.2400	140.30	431,002	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2023 Heated Area: 2557 HX Base Yr 2023



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

85296 CHERRY CREEK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,227
TOTAL MARKET OB/XF VALUE		12,571
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		507,798
SOH/AGL Deduction		3,629
ASSESSED VALUE		504,169
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		449,169
TOTAL JUST VALUE		507,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005647	CO ISSUED	0	06/26/2017
17001292	NEW CONSTR	328,638	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1502	4/14/2022	WD	Q	I	01	620,000
GRANTOR: PURPURA BRUCE F & CAM						
GRANTEE: SAKOTAS BETH						
2172/0536	1/22/2018	WD	Q	I	01	349,000
GRANTOR: POPWELL JOHN W						
GRANTEE: PURPURA BRUCE F & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=1,1] W7 N10 W16 S5 W17 N11 W14 S40 E9 S3 E13 S12 E6 S12 E13 N3 E13 N48 $
FGR=[YR=2017;ORIG=-53,26] W12 S21 E12 S2 E22 N21 W13 N3 W9 S1 $
FOP=[YR=2017;ORIG=-22,-9] E1 N6 W18 S11 E17 N5 $
FOP=[YR=2017;ORIG=-33,56] E21 N4 W13 N12 W6 S9 W2 S7 $
.

EXTRA FEATURES

L N	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	1,296.00	SF	10.00	10.00	100	2017	2017	3	97	12,571	

LAND DESCRIPTION

TOTAL OB/XF 12,571

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/25/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS