LOT 116
IN OR 2137/1989
HAMPTON LAKES #1 PB 7/252

DAVIS EDWARD J JR & KRISTIE A
85280 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0116-0000

BUILDING CHARACTERISTICS

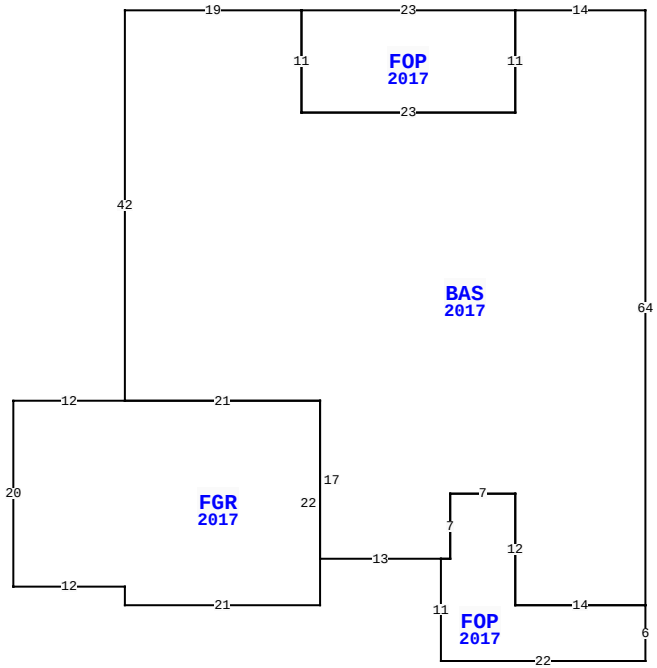
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,715	100	2,715	358,606
FGR	702	55	386	50,984
FOP	221	30	66	8,717
FOP	253	30	76	10,039
TOTALS	3,891		3,243	428,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,243	108.3760	135.47	439,329	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 2715 HX Base Yr



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

85280 CHERRY CREEK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		428,346
TOTAL MARKET OB/XF VALUE		4,648
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		507,994
SOH/AGL Deduction		3,491
ASSESSED VALUE		504,503
TOTAL EXEMPTION VALUE	13	504,503
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		507,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006579	CO ISSUED	0	07/24/2017
1700628	NEW CONSTR	351,033	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/1989	8/04/2017	SW	Q	I	02	354,900
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: DAVIS EDWARD J JR &						
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] W14 S11 W23 N11 W19 S42 E21 S17 E13 E1 N7 E7 S12 E14 N64 $
FGR=[YR=2017;ORIG=-56,42] W12 S20 E12 S2 E21 N22 W21 $
FOP=[YR=2017;ORIG=-14,0] W23 S11 E23 N11 $
FOP=[YR=2017;ORIG=-22,59] S11 E22 N6 W14 N12 W7 S7 W1 $
.

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	0812	CONCRETE C	0	100	0	0	1,198.00	SF	4.00	4.00	100	2017	2017	3	97	4,648	

LAND DESCRIPTION

TOTAL OB/XF 4,648

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 04/25/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS