



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 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	3,209	100	3,209	417,821
FGR	712	55	392	51,039
FOP	249	30	75	9,766
FOP	320	30	96	12,500
TOTALS	4,490		3,772	491,125

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,772	106.2900	132.86	501,148	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019 Heated Area: 3209 HX Base Yr 2019											
85264 CHERRY CREEK DR, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

EXTRA FEATURES											
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	1,239.00	SF	10.00	10.00	100
2	0855	CONC PAVER	0	100	32	18	576.00	SF	10.00	10.00	100
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100
4	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2018	2018	3	97	12,018	
2019	2019	3	98	5,645	
2019	2019	3	86	4,300	
2019	2019	3	90	972	

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		491,125	
TOTAL MARKET OB/XF VALUE		22,935	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		589,060	
SOH/AGL Deduction		158,150	
ASSESSED VALUE		430,910	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		380,910	
TOTAL JUST VALUE		589,060	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		567,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009791	SUM KITCHEN	0	01/01/2019
18001626	CO ISSUED	0	02/15/2018
17001654	NEW CONSTR	411,678	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2437/0389	2/25/2021	LE U	I	I	11
GRANTOR: SWIFT RANDY C & BETTE					
GRANTEE: SPAGNOLO KATELIN SH					
2191/1158	4/20/2018	SW Q	I	I	02
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: SWIFT RANDY C & BET					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W19 FOP=[YR=2018] N10 W32 S10 E32\$ W46 S37 FGR=[YR=2018] S23 E20 N2 E9 FOP=[YR=2018] S14 E24 N6 W12 N1 W3 N12 W6 S5 W3\$ E3 N21 W32\$ E32 S16 E6 S12 E3 S1 E12 N6 E12 N60\$.											