LOT 108
IN OR 2357/322
HAMPTON LAKES #2 PBK 8/165

COONEY JOHN FRANCIS/ISICSON PAULA ARTHUR
85002 WILLISTON COURT
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0108-0000

BUILDING CHARACTERISTICS

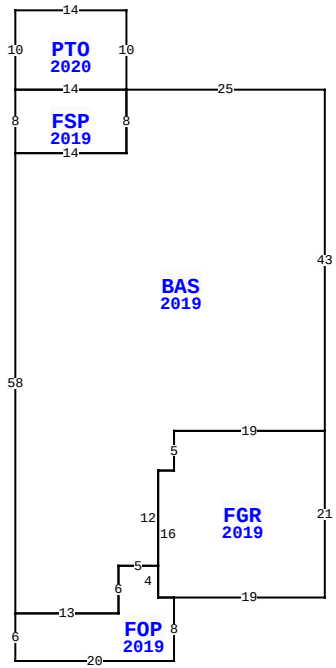
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	1,959	281,531
FGR	431	55	237	34,059
FOP	154	30	46	6,610
FSP	112	40	45	6,468
PTO	140	5	7	1,006
TOTALS	2,796		2,294	329,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,294	116.7180	145.90	334,695	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 1959 HX Base Yr 2021



85002 WILLISTON CT, 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		329,675
TOTAL MARKET OB/XF VALUE		13,034
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		417,709
SOH/AGL Deduction		123,737
ASSESSED VALUE		293,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,972
TOTAL JUST VALUE		417,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004186	SCRN ROOM	11,400	07/02/2020
19010417	CO ISSUED	0	10/02/2019
B1903872	NEW CONSTR	269,375	04/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/0322	4/24/2020	SW	Q	I	01	278,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COONEY JOHN FRANCIS						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 PTO=[YR=2020] N10 W14 S10 E14$
FSP=[YR=2019] W14 S8 E14N8$ S8 W14 S58 FOP=[YR=2019] S6 E20
N8 FGR=[YR=2019] E19 N21 W19 S5 W2 S16 E2$ W2 N4 W5 S6 W13$
E13 N6 E5 N12 E2 N5 E19 N43$.

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	656.00	SF	10.00	10.00	100	2019	2019	3	98	6,429	
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2019	2019	3	98	392	
3	0911	SCRN RM A	0	100	10	14	140.00	SF	17.50	17.50	100	2020	2020	3	90	2,205	
4	0462	ST/AL FNC	0	100	0	0	400.00	SF	10.00	10.00	100	2020	2020	3	93	3,720	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 13,034

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	000136	C	SFR INT	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 10/26/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS