LOT 41
IN OR 1874/826
HAMPTON LAKES #1 PB 7/252

WITKO LEON T & NANCY L JOINT TRUST/WITKO NANCY L T
85069 APOKA COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

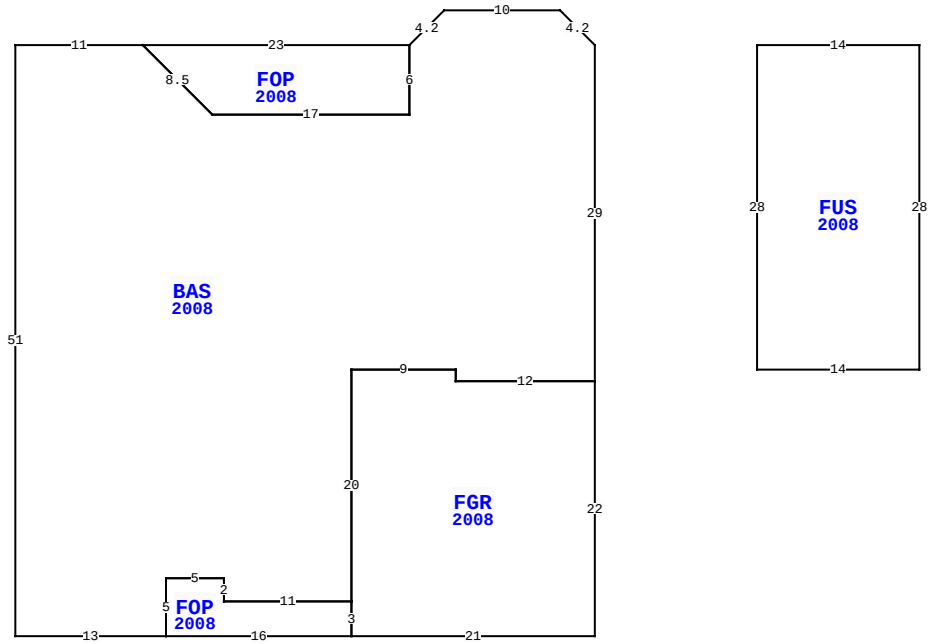
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2008	1,940	260,099
FGR	471	55	2008	259	34,724
FOP	58	30	2008	17	2,279
FOP	120	30	2008	36	4,826
FUS	392	100	2008	392	52,556
TOTALS	2,981			2,644	354,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	110.4000	145.73	385,310	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2009 Heated Area: 2332 HX Base Yr 2009



85069 APOKA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,485
TOTAL MARKET OB/XF VALUE		3,388
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		432,873
SOH/AGL Deduction		219,166
ASSESSED VALUE		213,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,985
TOTAL JUST VALUE		432,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13661	MECH OTHER	0	03/01/2008
P13003	OTHER	0	02/01/2008
C21022	CO ISSUED	0	01/01/2008
R10998	REPAIR/RRF	5,060	01/01/2008
B21022	NEW CONSTR	196,218	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1874/0826	8/09/2013	WD	U	I	11	100
GRANTOR: WITKO LEON & NANCY						
GRANTEE: WITKO LEON T & NANC						
1584/0357	9/08/2008	WD	Q	I	01	100
GRANTOR: WITKO LEON & NANCY						
GRANTEE: WITKO LEON T & NANC						

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	0811	CONCRETE B	0	100	0	0	550.00	SF	5.20	5.20	100	2008	2008	3	88	2,517	
2	0855	CONC PAVER	0	100	0	0	99.00	SF	10.00	10.00	100	2008	2008	3	88	871	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] U3L3 W10 D3L3 S6 W17 U6L6 W11 S51 E13 N5 E5 S2 E11 N20 E9 S1 E12 N29 $
FGR=[YR=2008;ORIG=-21,51] E21 N22 W12 N1 W9 S20 S3 $
FUS=[YR=2008;ORIG=14,0] E14 S28 W14 N28 $
FOP=[YR=2008;ORIG=-16,0] W23 D6R6 E17 N6 $
FOP=[YR=2008;ORIG=-37,51] E16 N3 W11 N2 W5 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,388

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	RES NATURAL	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 10/28/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS