LOT 45
IN OR 2028/1151
ESMT PT OR 1521/1562

RODRIGUEZ DAVID JR/HEYWARD-RODRIGUEZ JANICE
85046 APOKA CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0045-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

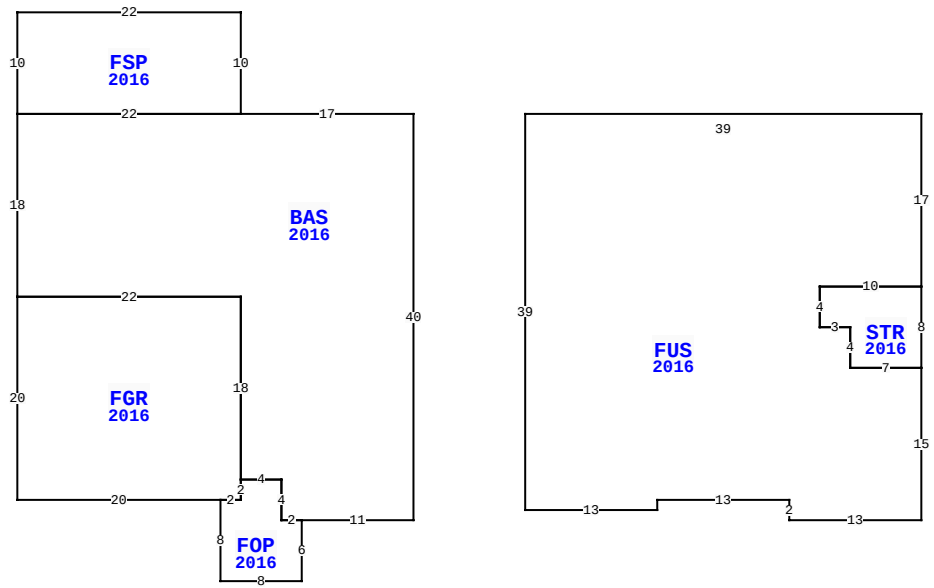
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	2016	1,060	145,833
FGR	440	55	2016	242	33,294
FOP	68	30	2016	20	2,751
FSP	220	40	2016	88	12,107
FUS	1,453	100	2016	1,453	199,900
STR	68	10	2016	7	963
TOTALS	3,309			2,870	394,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,870	108.5700	143.31	411,300	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 2513 HX Base Yr



85046 APOKA 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		394,848
TOTAL MARKET OB/XF VALUE		17,339
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		487,187
SOH/AGL Deduction		473,515
ASSESSED VALUE		13,672
TOTAL EXEMPTION VALUE	13	13,672
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		487,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530699	NEW CONSTR	309,826	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/1151	1/28/2016	SW	Q	I	02	250,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: RODRIGUEZ DAVID 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

FUS=[YR=2016;ORIG=11,0] E39 S17 W10 S4 E3 S4 E7 S15 W13 N2 W13 S1 W13 N39 $
BAS=[YR=2016;ORIG=0,0] W17 W22 S18 E22 S18 E4 S4 E2 E11 N40 $
FGR=[YR=2016;ORIG=-39,18] S20 E20 E2 N2 N18 W22 $
FSP=[YR=2016;ORIG=-17,0] N10 W22 S10 E22 $
FOP=[YR=2016;ORIG=-19,38] S8 E8 N6 W2 N4 W4 S2 W2 $
STR=[YR=2016;ORIG=50,17] W10 S4 E3 S4 E7 N8 $
PTR=[ORIG=0,0] E15 W15 $
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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	0810	CONCRETE A	0	100	0	0	819.00	SF	6.50	6.50	100	2016	2016	3	95	5,057	
2	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2022	2022	3	95	11,400	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 17,339

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	000100	C	RES	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