LOT 87
IN OR 2191/1134
HAMPTON LAKES #1 PB 7/252

WALTON CHRISTOPHER W & IRENE C
85091 CALUMET DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0087-0000

BUILDING CHARACTERISTICS

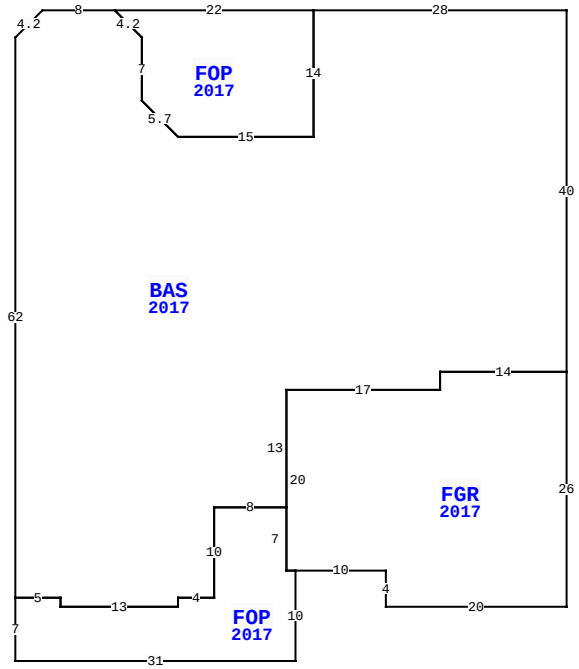
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,890	100	2017	2,890	396,260
FGR	728	55	2017	400	54,846
FOP	263	30	2017	79	10,832
FOP	287	30	2017	86	11,792
TOTALS	4,168			3,455	473,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,455	106.5360	140.63	485,877	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2890 HX Base Yr 2019



85091 CALUMET DR, 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		473,730
TOTAL MARKET OB/XF VALUE		10,689
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		559,419
SOH/AGL Deduction		181,382
ASSESSED VALUE		378,037
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,315
TOTAL JUST VALUE		559,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003010	CO ISSUED	0	03/23/2018
17002269	NEW CONSTR	367,310	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/1134	4/19/2018	SW	Q	I	01	385,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: WALTON CHRISTOPHER						
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] W28 FOP=[YR=2017] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S62 FOP=[YR=2017] S7 E31 N10 FGR=[YR=2017] E10 S4 E20 N26 W14 S2 W17 S20 E1$ W1 N7 W8 S10 W4 S1 W13 N1 W5$ E5 S1 E13 N1 E4 N10 E8 N13 E17 N2 E14 N40$.

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	1,102.00	SF	10.00	10.00	100	2018	2018	3	97	10,689	

LAND DESCRIPTION

TOTAL OB/XF 10,689

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 04/08/2021 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS