LOT 92
IN OR 2093/1676
HAMPTON LAKES #1 PB 7/252

JARABECK ROBERT J & ROBIN D
85038 CALUMET DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0092-0000

BUILDING CHARACTERISTICS

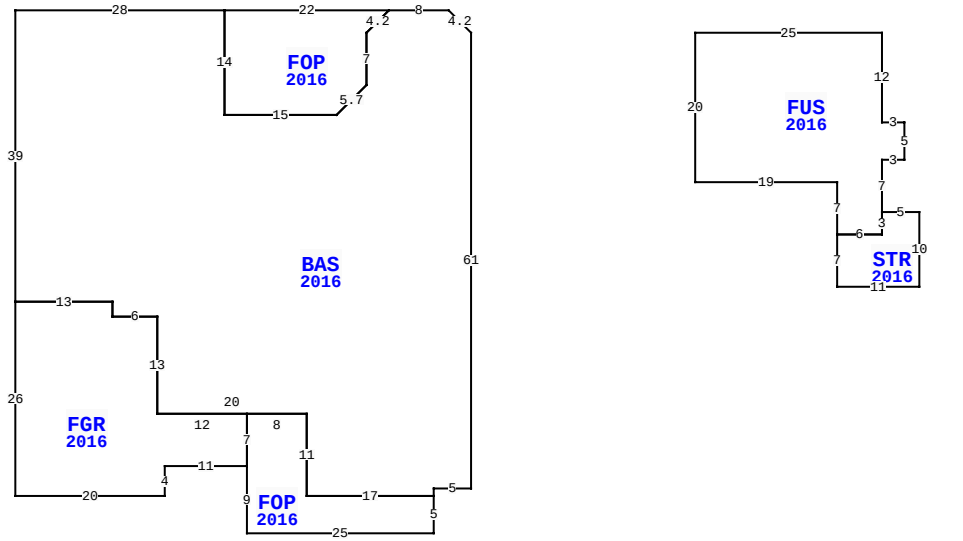
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,991	100	2016	2,991	375,163
FGR	570	55	2016	314	39,386
FOP	213	30	2016	64	8,028
FOP	263	30	2016	79	9,909
FUS	557	100	2016	557	69,865
STR	92	10	2016	9	1,129
TOTALS	4,686			4,014	503,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,014	98.4720	129.98	521,740	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 3548 HX Base Yr 2017



85038 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		503,479
TOTAL MARKET OB/XF VALUE		26,545
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		605,024
SOH/AGL Deduction		218,908
ASSESSED VALUE		386,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,394
TOTAL JUST VALUE		605,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903318	SCRN ROOM	7,250	04/03/2019
B1632703	CO ISSUED	0	12/30/2016
B1632703	NEW CONSTR	435,161	07/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1676	12/30/2016	SW	Q	I	01	398,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: JARABECK ROBERT J J						
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=2016] U3 L3 W8 FOP=[YR=2016] W22 S14 E15 U4 R4 N7 U3 R3 $ D3 L3 S7 D4 L4 W15 N14 W28 S39 FGR=[YR=2016] S26 E20 N4 E11 FOP=[YR=2016] S9 E25 N5 W17 N11 W8 S7$ N7 W12 N13 W6 N2 W13$ E13 S2 E6 S13 E20 S11 E17 N1 E5 N61$ PTR=[YR=2016] E30 FUS=[YR=2016] E25 S12 E3 S5 W3 S7 STR=[YR=2016] E5 S10 W11 N7 E6 N3$ S3 W6 N7 W19 N20$ W30$.

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	688.00	SF	5.20	5.20	100	2016	2016	3	95	3,399	
2	0855	CONC PAVER	0	100	30	15	450.00	SF	10.00	10.00	100	2019	2019	3	97	4,365	
3	0911	SCRN RM A	0	100	30	15	450.00	SF	17.50	17.50	100	2019	2019	3	82	6,458	
4	0462	ST/AL FNC	0	100	346	4	1,384.00	SF	10.00	10.00	100	2019	2019	3	87	12,041	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 26,545

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 07/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS