LOT 97
HAMPTON LAKES #1 PB 7/252

TALBERT TERRY LYNN/HANSON STEVEN HARRIS
85055 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0097-0000

BUILDING CHARACTERISTICS

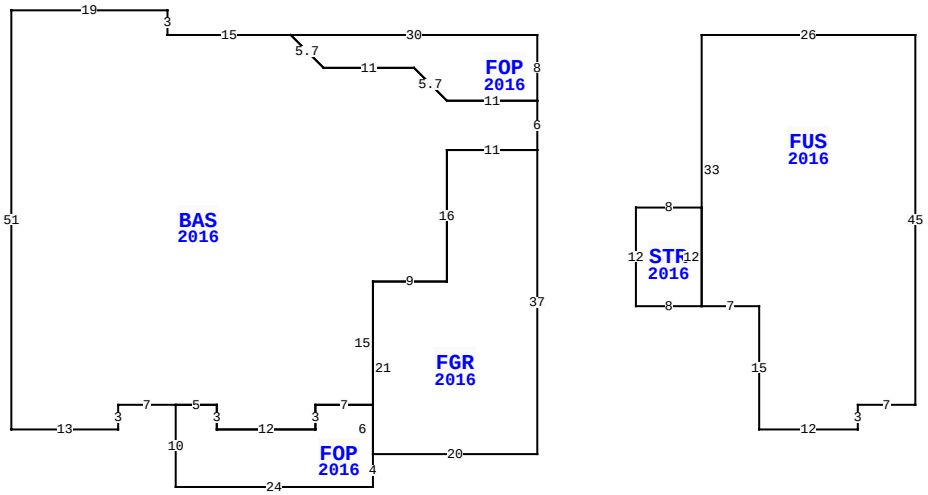
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	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	2,372	100	2016	2,372	319,518
FGR	596	55	2016	328	44,183
FOP	164	30	2016	49	6,601
FOP	204	30	2016	61	8,217
FUS	1,122	100	2016	1,122	151,138
STR	96	10	2016	10	1,347
TOTALS	4,554			3,942	531,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,942	105.7500	139.59	550,264	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2021 Heated Area: 3494 HX Base Yr 2021



85055 CHERRY CREEK 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		531,005
TOTAL MARKET OB/XF VALUE		15,196
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		621,201
SOH/AGL Deduction		184,632
ASSESSED VALUE		436,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,847
TOTAL JUST VALUE		621,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009608	SCRN ENCLSR	11,041	12/01/2018
B1632507	CO ISSUED	0	11/30/2016
B1632507	NEW CONSTR	430,216	06/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/0862	7/17/2020	WD	Q	I	01	515,000
GRANTOR: SHAIN CARL J & COLLEE						
GRANTEE: TALBERT TERRY LYNN						
2088/0255	11/28/2016	WD	Q	I	01	412,500
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SHAIN CARL J & COLL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W30 BAS=[YR=2016] W15 N3 W19 S51 E13 N3 E7 FOP=[YR=2016] S10 E24 N4 FGR=[YR=2016] E20 N37 W11 S16 W9 S21$ N6 W7 S3 W12 N3 W5 $ E5 S3 E12 N3 E7 N15 E9 N16 E11 N6 W11 U4 L4 W11 U4 L4 $ R4 D4 E11 R4 D4 E11 N8$ PTR= E20 FUS=[YR=2016] E26 S45 W7 S3 W12 N15 W7 STR=[YR=2016] W8 N12 E8 S12$ N33$ W20$.

EXTRA FEATURES

L N	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	638.00	SF	5.20	5.20	100	2016	2016	3	95	3,152	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2016	2016	3	95	500	
3	0855	CONC PAVER	0	100	30	16	480.00	SF	10.00	10.00	100	2019	2019	3	97	4,656	
4	0911	SCRN RM A	0	100	30	16	480.00	SF	17.50	17.50	100	2019	2019	3	82	6,888	

LAND DESCRIPTION

TOTAL OB/XF 15,196

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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