LOT 98
IN OR 1691/1948
HAMPTON LAKES #1 PB 7/252

YATES WILLIAM R & RHONDA S
85205 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0098-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

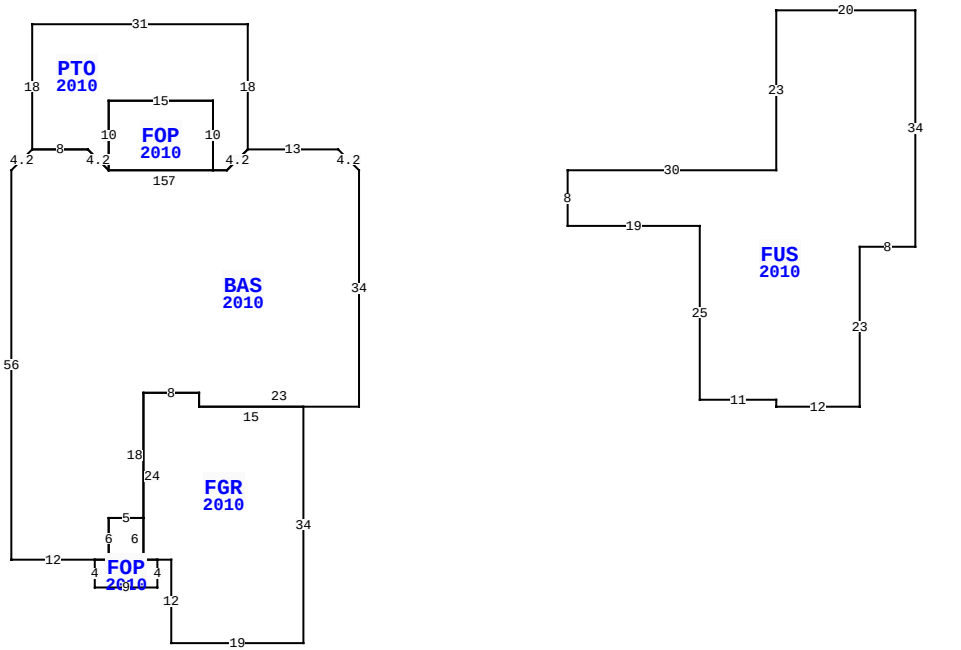
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,153	100	2010	2,153	265,603
FGR	750	55	2010	412	50,826
FOP	66	30	2010	20	2,467
FOP	150	30	2010	45	5,551
FUS	1,471	100	2010	1,471	181,469
PTO	468	5	2010	23	2,837
TOTALS	5,058			4,124	508,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,124	100.4960	132.65	547,049	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 3624 HX Base Yr 2022



85205 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		508,756
TOTAL MARKET OB/XF VALUE		19,455
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		603,211
SOH/AGL Deduction		167,803
ASSESSED VALUE		435,408
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		384,686
TOTAL JUST VALUE		603,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632201	SCNROM	12,812	04/01/2016
C23368	CO ISSUED	0	06/16/2010
M15199	MECH OTHER	0	04/01/2010
E22527	ELEC OTHER	0	03/01/2010
B23368	NEW CONSTR	439,208	03/01/2010
P14190	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1758	5/11/2021	WD	Q	I	01	564,000
GRANTOR: PAGLIUGHI MICHAEL J &						
GRANTEE: YATES WILLIAM R & R						
1691/1948	7/29/2010	WD	Q	I	01	360,000
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: PAGLIUGHI MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U3 L3 W13 PTO=[YR=2010] N18 W31 S18 E8 D3 R3 FOP=[YR=2010] N10 E15 S10 W15 $ N10 E15 S10 E2 U3 R3 $ D3 L3 W17 U3 L3 W8 D3 L3 S56 E12 FOP=[YR=2010] S4 E9 N4 FGR=[YR=2010] E2 S12 E19 N34 W15 N2 W8 S24 E2 $ W2 N6 W5 S6 W2 $ E2 N6 E5 N18 E8 S2 E23 N34 $ PTR= E30 FUS=[YR=2010] E30 N23 E20 S34 W8 S23 W12 N1 W11 N25 W19N8 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	1,676.00	SF	5.20	5.20	100	2010	2010	3	90	7,844	
3	0471	VINYL FNC	0	100	0	0	18.00	LF	32.00	32.00	100	2011	2011	3	78	449	
4	0855	CONC PAVER	0	100	0	0	315.00	SF	10.00	10.00	100	2015	2015	3	95	2,993	
5	0910	SCRN RM L	0	100	0	0	468.00	SF	15.00	15.00	100	2016	2016	3	70	4,914	

LAND DESCRIPTION

TOTAL OB/XF 19,455

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	000134	C	RES POND	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS