LOT 99
HAMPTON LAKES #1 PB 7/252

CZYZYK GUY & DONNA CZYZYK-SCHOFIELD L/E/
85219 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0099-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

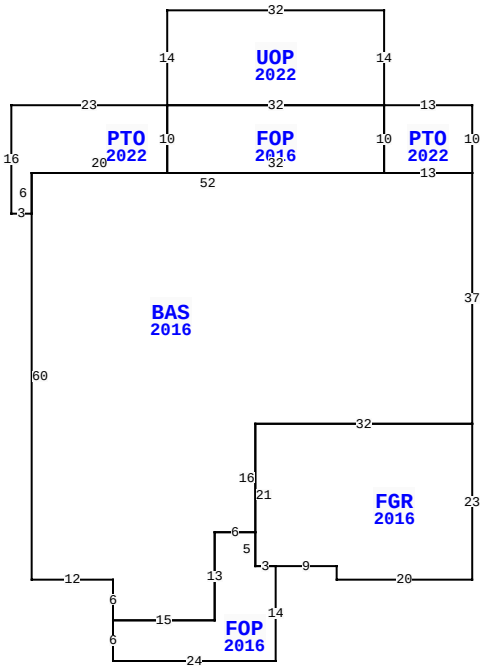
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,212	100	2016	3,212	423,090
FGR	712	55	2016	392	51,635
FOP	246	30	2016	74	9,748
FOP	320	30	2016	96	12,645
PTO	130	5	2022	6	790
PTO	248	5	2022	12	1,581
UOP	448	20	2022	90	11,855
TOTALS	5,316			3,882	511,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,882	103.9500	137.21	532,649	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2020 Heated Area: 3212 HX Base Yr 2020



85219 CHERRY CREEK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		511,343
TOTAL MARKET OB/XF VALUE		29,396
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		615,739
SOH/AGL Deduction		191,285
ASSESSED VALUE		424,454
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		373,732
TOTAL JUST VALUE		615,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002912	ADDITION	13,413	02/23/2022
B1531227	CO ISSUED	0	06/09/2016
B1531227	NEW CONSTR	504,397	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2407/0786	11/05/2020	LE	U	I	11	100

GRANTOR: CZYZYK GUY & DONNA SC
GRANTEE: LYNCH JOHN CHARLES

2243/1823	12/14/2018	WD	Q	I	01	423,500

GRANTOR: BRENEK LESHA & KENNET
GRANTEE: CZYZYK GUY & DONNA

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N10 W13 S10 E13$ BAS=[YR=2016] W13 FOP=[YR=2016] N10 UOP=[YR=2022] N14 W32 S14 PTO=[YR=2022] W23 S16 E3 N6 E20 N10$ E32$ W32 S10 E32$ W52 S60 E12 S6 FOP=[YR=2016] S6 E24 N14 FGR=[YR=2016] E9 S2 E20 N23 W32 S21 E3$ W3 N5 W6 S13 W15$ E15 N13 E6 N16 E32 N37$.

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	1,193.00	SF	10.00	10.00	100	2022	2022	3	99	11,811	
2	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2022	2022	3	95	8,664	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
4	0912	SCRN RM G	0	100	32	14	448.00	SF	20.00	20.00	100	2022	2022	3	93	8,333	

LAND DESCRIPTION

TOTAL OB/XF 29,396

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	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 06/29/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS