LOT 103
HAMPTON LAKES #1 PB 7/252

SMITH KELLY L/E/
85307 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0103-0000

BUILDING CHARACTERISTICS

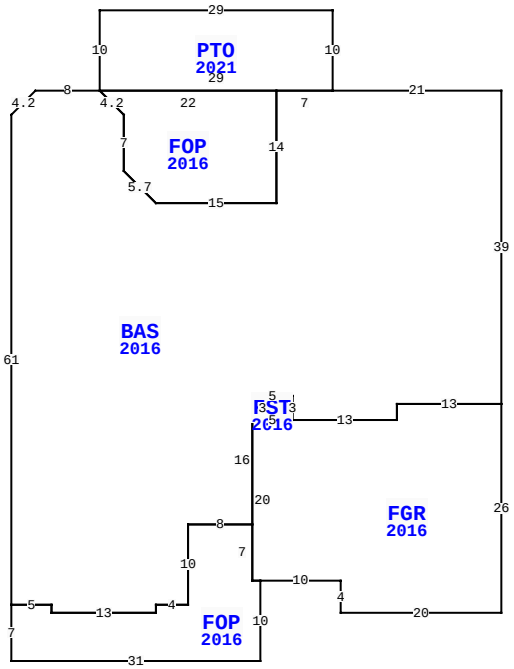
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,816	100	2016	2,816	389,736
FGR	726	55	2016	399	55,222
FOP	263	30	2016	79	10,933
FOP	287	30	2016	86	11,902
FST	15	55	2016	8	1,107
PTO	290	5	2021	14	1,938
TOTALS	4,397			3,402	470,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,402	108.6520	143.42	487,915	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2816 HX Base Yr 2017



85307 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		470,838
TOTAL MARKET OB/XF VALUE		14,916
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		560,754
SOH/AGL Deduction		204,876
ASSESSED VALUE		355,878
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,156
TOTAL JUST VALUE		560,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006825	ADDITION	5,640	05/26/2021
17003051	CO ISSUED	0	04/07/2017
B1632679	NEW CONSTR	363,455	07/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	4/16/2020	CN	U	I	11	100
GRANTOR: SMITH KELLY						
GRANTEE: M&E HOLDINGS TRUST						
9999/9999	12/28/2016	CN	Q	I	01	393,100
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SMITH KELLY						

BUILDING NOTES

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	867.00	SF	5.20	5.20	100	2016	2016	3	95	4,283	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	
3	0911	SCRN RM A	0	100	10	22	220.00	SF	17.50	17.50	100	2021	2021	3	90	3,465	
4	0462	ST/AL FNC	0	100	200	4	800.00	SF	10.00	10.00	100	2025	2018		84	6,720	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

BUILDING DIMENSIONS

BAS=[YR=2016] W21 PTO=[YR=2021] N10 W29 S10 E29$ W7
FOP=[YR=2016] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4
N7 U3 L3 W8 D3 L3 S61 FOP=[YR=2016] S7 E31 N10
FGR=[YR=2016] E10 S4 E20 N26 W13 S2 W13 FST=[YR=2016] N3 W5
S3 E5$ W5 S20 E1$ W1 N7 W8 S10 W4 S1 W13 N1 W5$ E5 S1 E13 N1
E4 N10 E8 N16 E5 S3 E13 N2 E13 N39$.

LAND DESCRIPTION

TOTAL OB/XF 14,916

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 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