LOT 106
HAMPTON LAKES #1 PB 7/252

BOUTON GEORGE G & CHRISTINE R
85369 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0106-0000

BUILDING CHARACTERISTICS

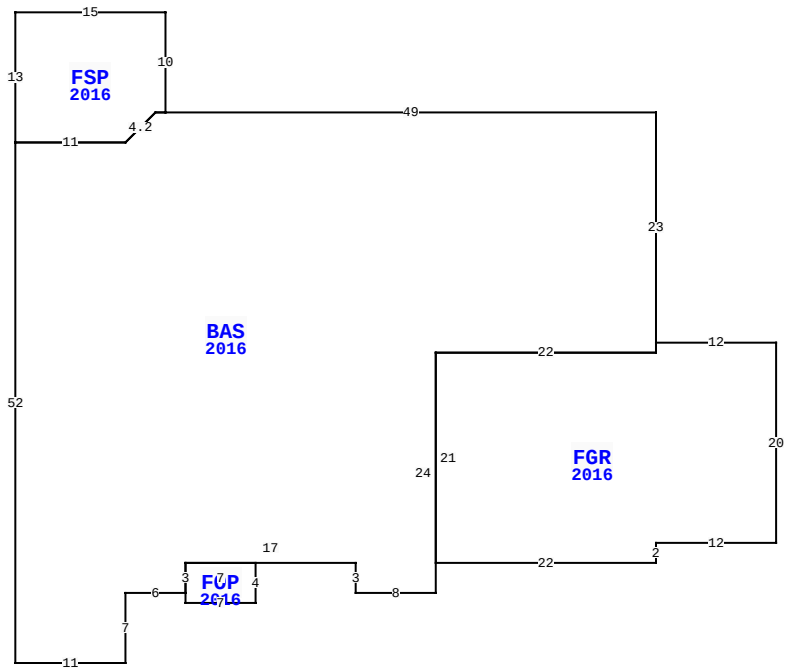
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,533	100	2016	2,533	330,732
FGR	702	55	2016	386	50,400
FOP	28	30	2016	8	1,044
FSP	188	40	2016	75	9,793
TOTALS	3,451			3,002	391,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,002	103.0400	136.01	408,302	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2017 Heated Area: 2533 HX Base Yr 2017



85369 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		391,970
TOTAL MARKET OB/XF VALUE		4,460
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		471,430
SOH/AGL Deduction		171,205
ASSESSED VALUE		300,225
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		244,503
TOTAL JUST VALUE		471,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633046	CO ISSUED	0	12/27/2016
B1633046	NEW CONSTR	321,941	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2787/43	5/12/2025	WD	Q	I	01	599,000
GRANTOR: WYMAN KATE S						
GRANTEE: BOUTON GEORGE G & C						
2093/0839	12/23/2016	SW	Q	I	01	373,400
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: WYMAN STEPHEN D & K						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W12 BAS=[YR=2016] N23 W49 FSP=[YR=2016] N10 W15 S13 E11 U3 R3 E1$ W1 D3 L3 W11 S52 E11 N7 E6 FOP=[YR=2016] S1 E7 N4 W7 S3$ N3 E17 S3 E8 N24 E22 N1$ S1 W22 S21 E22 N2 E12 N20$.

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	0812	CONCRETE C	0	100	0	0	1,037.00	SF	4.00	4.00	100	2016	2016	3	95	3,941	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2016	2016	3	95	519	

LAND DESCRIPTION

TOTAL OB/XF 4,460

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 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