LOT 107
HAMPTON LAKES #1 PB 7/252

NANTZ JACOB & CINDY M
85387 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0107-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

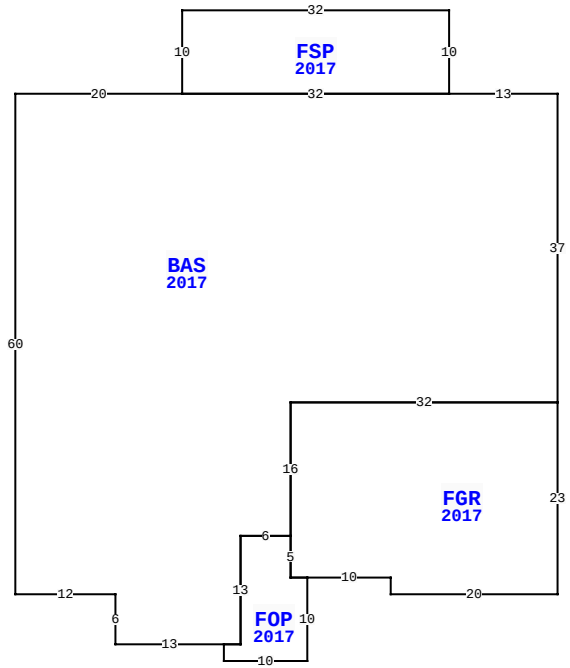
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,212	100	2017	3,212	439,675
FGR	712	55	2017	392	53,659
FOP	114	30	2017	34	4,654
FSP	320	40	2017	128	17,522
TOTALS	4,358			3,766	515,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,766	107.4600	141.85	534,207	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 3212 HX Base Yr



85387 CHERRY CREEK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		515,510
TOTAL MARKET OB/XF VALUE		11,741
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		602,251
SOH/AGL Deduction		40,142
ASSESSED VALUE		562,109
TOTAL EXEMPTION VALUE	13	562,109
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		602,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,537

5TH BDROOM IS FLEX ROOM W/ CLOSET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007532	CO ISSUED	0	08/21/2017
17002094	ADDITION	1,700	03/31/2017
17002750	NEW CONSTR	408,995	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2789/1912	5/23/2025	WD	Q	I	01	729,900
GRANTOR: BIAVA BYRON J & KATE						
GRANTEE: NANTZ JACOB & CINDY						
2143/1952	8/22/2017	SW	Q	I	01	414,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: BIAVA BYRON J & KAT						

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	0855	CONC PAVER	0	100	0	0	1,223.00	SF	10.00	10.00	100	2017	2017	3	96	11,741	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W13 W32 W20 S60 E12 S6 E13 E2 N13 E6 N16 E32 N37 $
FGR=[YR=2017;ORIG=-30,58] E10 S2 E20 N23 W32 S16 S5 E2 $
FSP=[YR=2017;ORIG=-13,0] N10 W32 S10 E32 $
FOP=[YR=2017;ORIG=-40,68] E10 N10 W2 N5 W6 S13 W2 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,741

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 04/29/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS