LOT 108
IN OR 2243/103
HAMPTON LAKES #1 PB 7/252

MCDONALD WALTER K & JOAN E L/E/
85405 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0108-0000

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 100
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

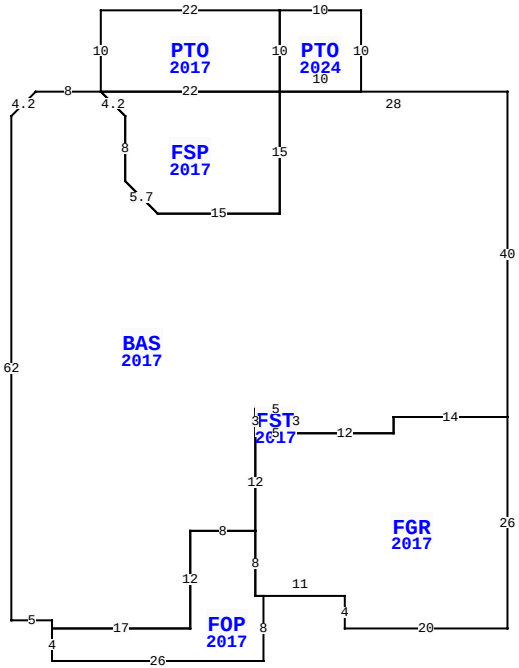
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100	2017	2,852	409,875
FGR	728	55	2017	400	57,486
FOP	204	30	2017	61	8,767
FSP	282	40	2017	113	16,240
FST	15	55	2017	8	1,149
PTO	220	5	2017	11	1,581
PTO	100	5	2024	5	719
TOTALS	4,401			3,450	495,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,450	112.2400	148.16	511,152	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 2852 HX Base Yr 2019



85405 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		495,817
TOTAL MARKET OB/XF VALUE		21,870
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		592,687
SOH/AGL Deduction		219,072
ASSESSED VALUE		373,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,893
TOTAL JUST VALUE		592,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013180	10X10 SCRN ENCL	6,100	10/13/2023
17004396	CO ISSUED	0	05/17/2017
B1633438	NEW CONSTR	361,156	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/0103	12/11/2018	LE	U	I	11	100
GRANTOR: MCDONALD WALTER K & J						
GRANTEE: MCDONALD COURTNEY &						
2131/1164	5/18/2017	SW	Q	I	02	394,600
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: MCDONALD WALTER K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=3,0] W28 S15 W15 U4L4 N8 U3L3 W8 D3L3 S62 E5 S1 E17 N12 E8 N12 N3 E5 S3 E12 N2 E14 N40 $
FGR=[YR=2017;ORIG=-17,62] S4 E20 N26 W14 S2 W12 W5 S12 S8 E11 $
FSP=[YR=2017;ORIG=-25,0] W22 D3R3 S8 D4R4 E15 N15 $
PTO=[YR=2017;ORIG=-47,0] E22 N10 W22 S10 $
FOP=[YR=2017;ORIG=-53,66] S4 E26 N8 W1 N8 W8 S12 W17 $
FST=[YR=2017;ORIG=-23,39] W5 S3 E5 N3 $
PTO=[YR=2024;ORIG=-25,-10] E10 S10 W10 N10 $
.

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	873.00	SF	10.00	10.00	100	2017	2017	3	96	8,381	
2	0462	ST/AL FNC	0	100	0	0	1,104.00	SF	10.00	10.00	100	2017	2017	3	81	8,942	
3	0911	SCRN RM A	0	100	10	10	100.00	SF	17.50	17.50	100	2024	2023		97	1,698	
4	0911	SCRN RM A	0	100	10	22	220.00	SF	17.50	17.50	100	2024	2017		74	2,849	

LAND DESCRIPTION

TOTAL OB/XF 21,870

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 12/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS