



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2017	2,608	347,664
FGR	713	55	2017	392	52,256
FOP	276	30	2017	83	11,064
FSP	348	40	2017	139	18,530
FST	20	55	2017	11	1,466
FUS	712	100	2017	712	94,915
STR	56	10	2017	6	799

TOTALS	4,733			3,951	526,695
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,297.00	SF	4.00
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
4	0911	SCRN RM A	0	100	0	0	1,300.00	SF	17.50
5	0855	CONC PAVER	0	100	0	0	908.00	SF	10.00
6	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,951	104.8500	138.40	546,818	2017	2017	0	0
1 SNGL FAM - 100% - 2019									
Heated Area: 3320									
HX Base Yr 2019									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
85368 CHERRY CREEK DR, FERNANDINA BEACH									
06/13/2023 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		526,695	
TOTAL MARKET OB/XF VALUE		78,349	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		680,044	
SOH/AGL Deduction		175,827	
ASSESSED VALUE		504,217	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		448,495	
TOTAL JUST VALUE		680,044	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		657,283	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007886	ADDITION	15,038	05/20/2022
21015772	SWIM POOL	74,132	11/15/2021
17002125	CO ISSUED	0	03/16/2017
B1632578	NEW CONSTR	422,881	06/29/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1793	7/07/2025	WD	Q	I	01	760,000
GRANTOR: CAMPBELL TIWANA & MAL						
GRANTEE: REIMERS GERALD F II						
2209/1090	7/09/2018	WD	Q	I	01	395,000
GRANTOR: TZETZO STEVE						
GRANTEE: CAMPBELL TIWANA & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017;ORIG=-31,10] W14 N5 W19 S28 S1 E18 N5 E4 S5 S21 S3 E6 E2 N3 E17 S3 E6 S7 E11 N52 W11 U3L3 W17 \$									
FGR=[YR=2017;ORIG=-64,33] W12 S20 E12 S3 E11 N1 E11 N21 W4 W18 N1 \$									
FUS=[YR=2017;ORIG=14,15] E28 S24 W32 N10 E4 N14 \$									
FSP=[YR=2017;ORIG=0,0] W31 S10 E17 D3R3 E11 N13 \$									
FOP=[YR=2017;ORIG=-36,58] S9 E25 N2 N7 W6 N3 W17 S3 W2 \$									
STR=[YR=2017;ORIG=10,15] E4 S14 W4 N14 \$									
FST=[YR=2017;ORIG=-42,34] N5 W4 S5 E4 \$									
PTR=[YR=2017;ORIG=0,0] E30 W30 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 78,349									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		