LOT 114
HAMPTON LAKES #1 PB 7/252

HICKS GREGORY TAYLOR & MEGAN NICOLE
85310 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0114-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

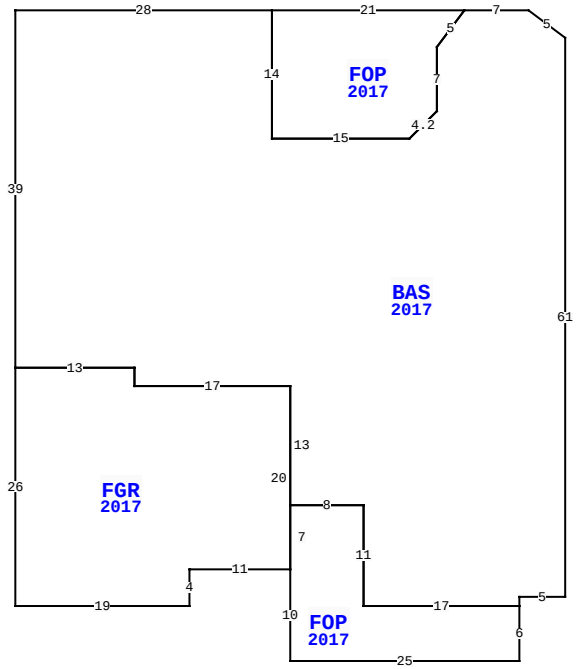
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,802	100	2017	2,802	399,700
FGR	702	55	2017	386	55,062
FOP	238	30	2017	71	10,128
FOP	254	30	2017	76	10,842
TOTALS	3,996			3,335	475,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,335	111.4120	147.06	490,445	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2802 HX Base Yr 2021



85310 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		475,732
TOTAL MARKET OB/XF VALUE		60,553
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		611,285
SOH/AGL Deduction		172,228
ASSESSED VALUE		439,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,335
TOTAL JUST VALUE		611,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009183	SCRN RM	8,162	10/01/2020
20003842	SWIM POOL	40,900	06/17/2020
17010007	CO ISSUED	0	11/13/2017
17004295	NEW CONSTR	366,385	05/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/65	5/23/2025	WD	Q	I	01	736,300
GRANTOR: FAHEY JOHN W & CYNTHI						
GRANTEE: HICKS GREGORY TAYLO						
2321/0223	11/16/2019	WD	Q	I	01	407,500
GRANTOR: LEVERETT MICHAEL JR &						
GRANTEE: FAHEY JOHN W & CYNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L4 W7 FOP=[YR=2017] W21 S14 E15 U3 R3 N7 U4 R3 $ L3 D4 S7 D3 L3 W15 N14 W28 S39 FGR=[YR=2017] S26 E19 N4 E11 FOP=[YR=2017] S10 E25 N6 W17 N11 W8 S7$ N20 W17 N2 W13$ E13 S2 E17 S13 E8 S11 E17 N1 E5 N61$.

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	1,167.00	SF	10.00	10.00	100	2017	2017	3	96	11,203	
2	0911	SCRN RM A	0	100	27	30	810.00	SF	17.50	17.50	100	2020	2020	3	86	12,191	
3	0861	POOL GUNIT	0	100	22	15	330.00	SF	85.00	85.00	100	2020	2020	3	90	25,245	
4	0857	SANDSTONE/	0	100	0	0	480.00	SF	16.00	16.00	100	2020	2020	3	99	7,603	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	
6	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2020	2020	3	90	3,456	

LAND DESCRIPTION

TOTAL OB/XF 60,553

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