LOT 118
HAMPTON LAKES #1 PB 7/252

RAPP MARK & TERESA
85236 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0118-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

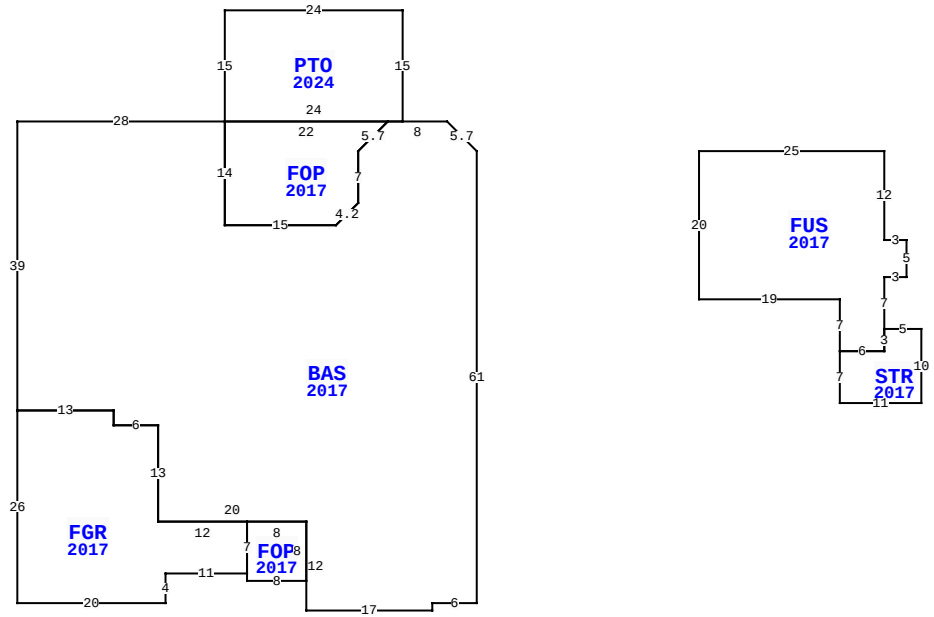
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,082	100	2017	3,082	424,944
FGR	570	55	2017	314	43,294
FOP	64	30	2017	19	2,620
FOP	256	30	2017	77	10,617
FUS	557	100	2017	557	76,799
PTO	360	5	2024	18	2,482
STR	92	10	2017	9	1,241
TOTALS	4,981			4,076	561,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,076	108.2400	142.88	582,379	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2022 Heated Area: 3639 HX Base Yr 2022



85236 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		561,996
TOTAL MARKET OB/XF VALUE		12,936
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		649,932
SOH/AGL Deduction		120,000
ASSESSED VALUE		529,932
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		479,210
TOTAL JUST VALUE		649,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005237	SCRN ENCL	11,966	04/21/2023
17005003	CO ISSUED	0	06/07/2017
B1633616	NEW CONSTR	432,438	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1136	8/18/2021	WD	Q	I	01	575,000
GRANTOR: BACHER JO D						
GRANTEE: RAPP MARK & TERESA						
2171/0887	1/16/2018	LE	U	I	11	100
GRANTOR: BACHER JO D						
GRANTEE: BACHER MAX & ELI						

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	620.00	SF	10.00	10.00	100	2017	2017	3	96	5,952	
2	0912	SCRN RM G	0	100	15	24	360.00	SF	20.00	20.00	100	2024	2023		97	6,984	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] U4L4 W8 D4L4 S7 D3L3 W15 N14 W28 S39 E13 S2 E6 S13 E20 S12 E17 N1 E6 N61 $
FGR=[YR=2017;ORIG=-62,35] S26 E20 N4 E11 N7 W12 N13 W6 N2 W13 $
FUS=[YR=2017;ORIG=30,0] E25 S12 E3 S5 W3 S7 S3 W6 N7 W19 N20 $
FOP=[YR=2017;ORIG=-12,-4] W22 S14 E15 U3R3 N7 U4R4 $
STR=[YR=2017;ORIG=55,24] E5 S10 W11 N7 E6 N3 $
FOP=[YR=2017;ORIG=-31,57] S1 E8 N8 W8 S7 $
PTR=[YR=2017;ORIG=0,0] E30 W30 $
PTO=[YR=2024;ORIG=-34,-4] E24 N15 W24 S15 $
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LAND DESCRIPTION

TOTAL OB/XF 12,936

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 07/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS