LOT 119
IN OR 2161/1808
HAMPTON LAKES #1 PB 7/252

PELLETIER TRUST/PELLETIER THOMAS J TRUSTEE
85204 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0119-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

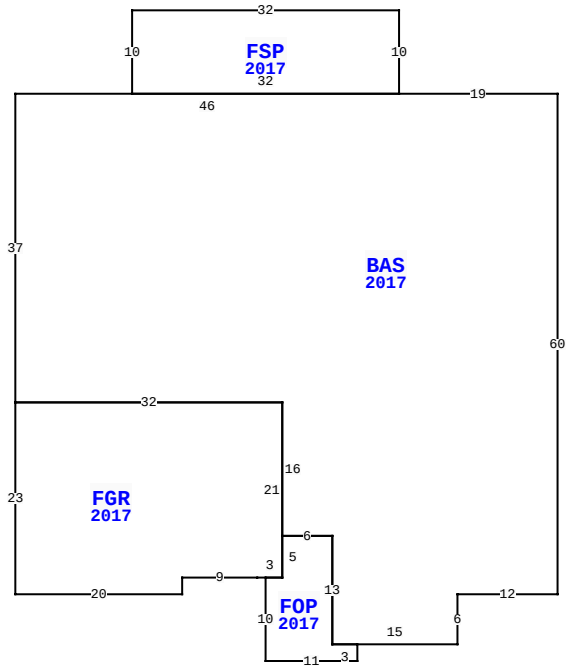
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,212	100	2017	3,212	425,294
FGR	712	55	2017	392	51,903
FOP	116	30	2017	35	4,634
FSP	320	40	2017	128	16,948
TOTALS	4,360			3,767	498,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,767	103.9500	137.21	516,870	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 3212 HX Base Yr 2018



85204 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		498,780
TOTAL MARKET OB/XF VALUE		18,979
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		592,759
SOH/AGL Deduction		244,377
ASSESSED VALUE		348,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,660
TOTAL JUST VALUE		592,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632774	CO ISSUED	0	02/15/2017
1700816	WALLINSCRN	0	01/01/2017
B1632774	NEW CONSTR	404,700	08/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1808	11/30/2017	WD	U	I	11	100
GRANTOR: PELLETIER THOMAS J &						
GRANTEE: PELLETIER TRUST						
2105/0491	2/16/2017	SW	Q	I	02	413,400
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: PELLETIER THOMAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W19 W46 S37 E32 S16 E6 S13 E15 N6 E12 N60 $
FGR=[YR=2017;ORIG=-65,37] S23 E20 N2 E9 E3 N21 W32 $
FSP=[YR=2017;ORIG=-19,0] N10 W32 S10 E32 $
FOP=[YR=2017;ORIG=-35,58] S10 E11 N2 W3 N13 W6 S5 W2 $
.

EXTRA FEATURES

L N	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	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2017	2017	3	81	5,443	
2	0855	CONC PAVER	0	100	0	0	1,410.00	SF	10.00	10.00	100	2017	2017	3	96	13,536	

LAND DESCRIPTION

TOTAL OB/XF 18,979

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/25/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS