LOT 120
IN OR 2151/1785
HAMPTON LAKES #1 PB 7/252

MAZZA GLENN L & KELLY A
85184 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

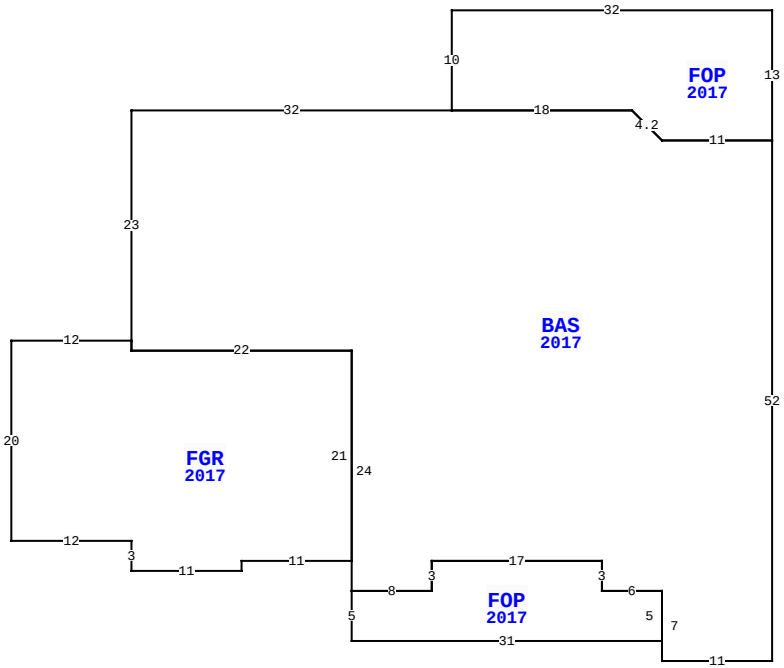
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,533	100	2017	2,533	346,886
FGR	713	55	2017	392	53,683
FOP	206	30	2017	62	8,491
FOP	358	30	2017	107	14,653
TOTALS	3,810			3,094	423,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,094	107.4560	141.84	438,853	2017	2017	0	0	0	3.45	96.55

1 SNGL FAM – 100% - 2019 Heated Area: 2533 HX Base Yr 2019



85184 CHERRY CREEK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,713
TOTAL MARKET OB/XF VALUE		8,559
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		507,272
SOH/AGL Deduction		178,298
ASSESSED VALUE		328,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,252
TOTAL JUST VALUE		507,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002184	CO ISSUED	0	03/17/2017
B1632763	NEW CONSTR	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2151/1785	5/15/2017	SW	Q	I	02	364,400
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: MAZZA GLENN L & KEL						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W32 S10 BAS=[YR=2017] W32 S23 FGR=[YR=2017] W12 S20 E12 S3 E11 N1 E11 N21 W22 N1$ S1 E22 S24 FOP=[YR=2017] S5 E31 N5 W6 N3 W17 S3 W8$ E8 N3 E17 S3 E6 S7 E11 N52 W11 U3 L3 W18$ E18 D3 R3 E11 N13$.

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	0812	CONCRETE C	0	100	0	0	1,282.00	SF	4.00	4.00	100	2017	2017	3	96	4,923	
2	0462	ST/AL FNC	0	100	100	4	400.00	SF	10.00	10.00	100	2025	2018		84	3,360	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2018		92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,559

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