LOT 122
IN OR 2105/953
HAMPTON LAKES #1 PB 7/252

BEGLEY ROBERT E JR & LORI P
85052 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0122-0000

BUILDING CHARACTERISTICS

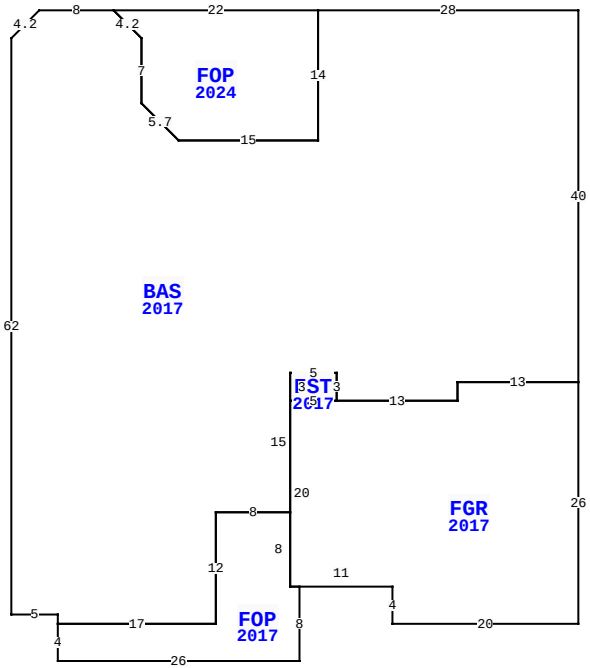
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,873	100	2017	2,873	380,734
FGR	726	55	2017	399	52,876
FOP	204	30	2017	61	8,084
FOP	263	30	2024	79	10,469
FST	15	55	2017	8	1,060
TOTALS	4,081			3,420	453,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,420	103.5000	136.62	467,240	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2873 HX Base Yr 2018



85052 CHERRY CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,223
TOTAL MARKET OB/XF VALUE		75,616
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		603,839
SOH/AGL Deduction		290,669
ASSESSED VALUE		313,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,448
TOTAL JUST VALUE		603,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP163270	CO ISSUED	0	01/31/2017
17003351	SCRNROOM	0	01/01/2017
B1633325	SWIM POOL	41,400	11/01/2016
B1633103	NEW CONSTR	361,156	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/0953	2/11/2017	SW	Q	I	02	491,600
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: BEGLEY ROBERT E JR						
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

BAS=[YR=2017;ORIG=0,0] W28 S14 W15 U4L4 N7 U3L3 W8 D3L3 S62 E5 S1 E17 N12 E8 N15 E5 S3 E13 N2 E13 N40 $
FGR=[YR=2017;ORIG=-31,62] E11 S4 E20 N26 W13 S2 W13 W5 S20 $
FOP=[YR=2024;ORIG=-47,3] U3L3 E22 S14 W15 U4L4 N7 $
FOP=[YR=2017;ORIG=-56,66] S4 E26 N8 W1 N8 W8 S12 W17 $
FST=[YR=2017;ORIG=-26,42] N3 W5 S3 E5 $
.

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	1,669.00	SF	10.00	10.00	100	2017	2017	3	96	16,022	
2	0861	POOL GUNIT	0	100	0	0	527.00	SF	85.00	85.00	100	2017	2017	3	81	36,284	
3	0911	SCRN RM A	0	100	60	30	1,800.00	SF	17.50	17.50	100	2017	2017	3	74	23,310	

LAND DESCRIPTION

TOTAL OB/XF 75,616

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 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