LOT 104
IN OR 2241/1518
HAMPTON LAKES #2 PBK 8/165

OCONNOR DANIEL P & TIFFANY L
85042 WILLISTON COURT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

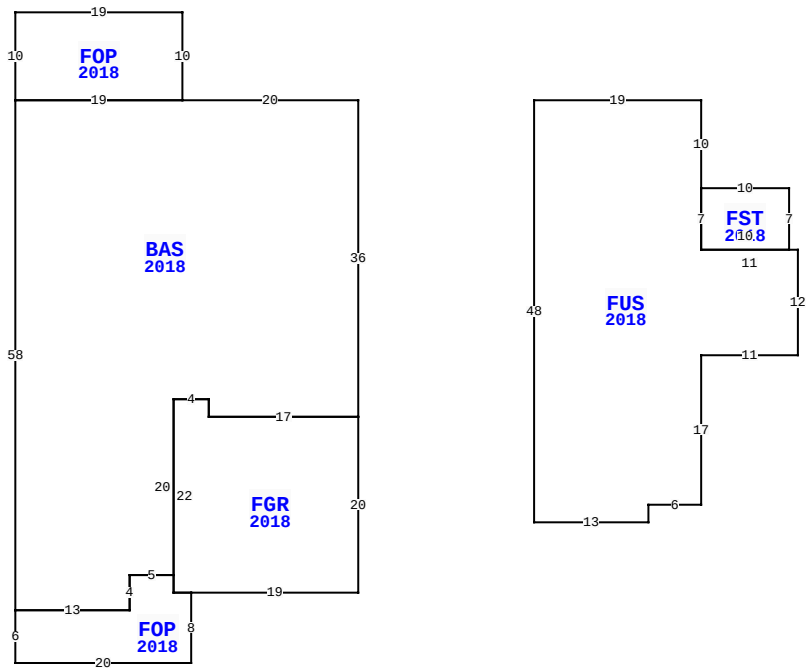
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2018	1,772	232,749
FGR	428	55	2018	235	30,866
FOP	144	30	2018	43	5,648
FOP	190	30	2018	57	7,486
FST	70	55	2018	38	4,992
FUS	1,032	100	2018	1,032	135,551
TOTALS	3,636			3,177	417,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,177	102.5800	135.41	430,198	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2804 HX Base Yr 2020



85042 WILLISTON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		417,292
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		499,392
SOH/AGL Deduction		177,596
ASSESSED VALUE		321,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,074
TOTAL JUST VALUE		499,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011786	CO ISSUED	0	11/30/2018
18005096	NEW CONSTR	342,707	05/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/1518	11/30/2018	SW	Q	I	01	311,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OCONNOR DANIEL P &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] N10 W19 S10 E19$ W19 S58
FOP=[YR=2018] S6 E20 N8 FGR=[YR=2018] E19 N20 W17 N2 W4 S22
E2$ W2 N2 W5 S4 W13$ E13 N4 E5 N20 E4 S2 E17 N36$ PTR=E20
FUS=[YR=2018] E19 S10 FST=[YR=2018] E10 S7 W10 N7$ S7 E11 S12
W11 S17 W6 S2 W13 N48$ W20 $.

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	732.00	SF	10.00	10.00	100	2018	2018	3	97	7,100	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	000134	C	RES POND	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 04/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS