LOT 106
HAMPTON LAKES #2 PBK 8/165

NEWKIRK JOSEPH W & COURTNEY N
85022 WILLISTON CT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0106-0000

BUILDING CHARACTERISTICS

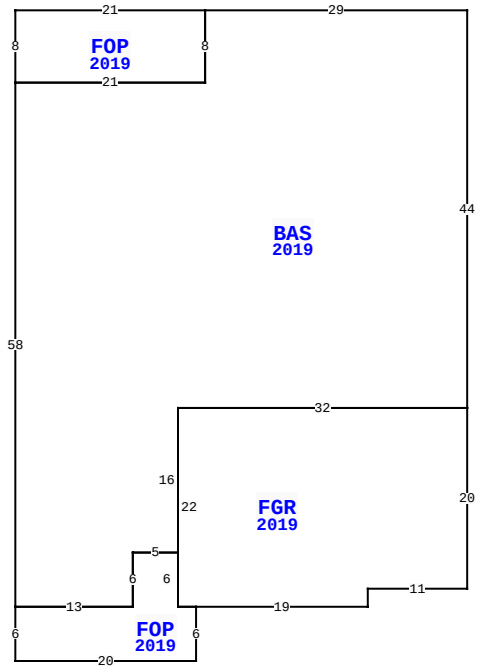
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2019	2,398	318,995
FGR	682	55	2019	375	49,885
FOP	150	30	2019	45	5,986
FOP	168	30	2019	50	6,651
TOTALS	3,398			2,868	381,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,868	102.8360	135.74	389,302	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2398 HX Base Yr 2021



85022 WILLISTON CT, 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		381,516
TOTAL MARKET OB/XF VALUE		11,640
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		468,156
SOH/AGL Deduction		134,080
ASSESSED VALUE		334,076
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,354
TOTAL JUST VALUE		468,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001549	CO ISSUED	0	02/20/2020
19006340	NEW CONSTR	334,666	06/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/0567	4/15/2020	SW	Q	I	01	342,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: NEWKIRK JOSEPH W &						
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=2019] W29 FOP=[YR=2019] W21 S8 E21 N8$ S8 W21 S58 FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E19 N2 E11 N20 W32 S22 E2$ W2 N6 W5 S6 W13$ E13 N6 E5 N16 E32 N44$.

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	1,150.00	SF	10.00	10.00	100	2019	2019	3	97	11,155	
2	0855	CONC PAVER	0	100	0	0	50.00	SF	10.00	10.00	100	2019	2019	3	97	485	

LAND DESCRIPTION

TOTAL OB/XF 11,640

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS