LOT 46
IN OR 2091/311
ESMT PT OR 1521/1562

LLORENS-ALICEA DAVID/RODRIGUEZ-VEGA LIZ MARIE
85034 APOKA CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

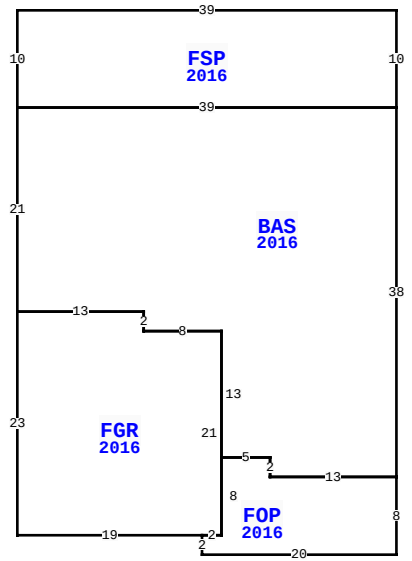
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

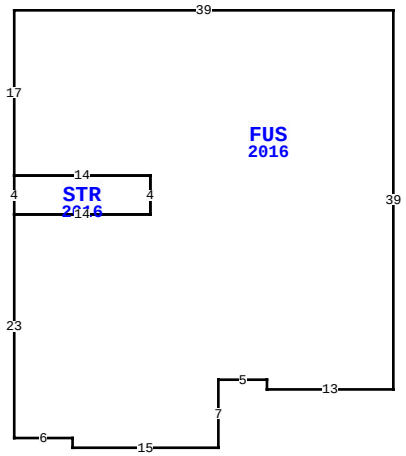
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,131	100	2016	1,131	155,103
FGR	467	55	2016	257	35,244
FOP	158	30	2016	47	6,445
FSP	390	40	2016	156	21,394
FUS	1,580	100	2016	1,580	216,678
STR	56	10	2016	6	823
TOTALS	3,782			3,177	435,687

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	103.3068	143.60	456,217	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2017 Heated Area: 2711 HX Base Yr 2017





85034 APOKA CT, 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		435,687
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		510,687
SOH/AGL Deduction		210,826
ASSESSED VALUE		299,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,450
TOTAL JUST VALUE		510,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632272	CO ISSUED	0	11/09/2016
B1632272	NEW CONSTR	334,343	05/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0311	12/08/2016	SW	Q	I	01	297,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: LLORENS-ALICEA DAVI						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=15,0] E39 S39 W13 N1 W5 S7 W15 N1 W6 N23 E14 N4 W14 N17 $
BAS=[YR=2016;ORIG=-39,10] S21 E13 S2 E8 S13 E5 S2 E13 N38 W39 $
FGR=[YR=2016;ORIG=-39,31] S23 E19 E2 N21 W8 N2 W13 $
FSP=[YR=2016;ORIG=0,0] W39 S10 E39 N10 $
FOP=[YR=2016;ORIG=-20,54] S2 E20 N8 W13 N2 W5 S8 W2 $
STR=[YR=2016;ORIG=15,21] N4 E14 S4 W14 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS