LOT 88
HAMPTON LAKES #1 PB 7/252

B & E KRASAVAGE LIVING TRUST/KRASAVAGE BRIAN DAVID
85097 CALUMET DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0088-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

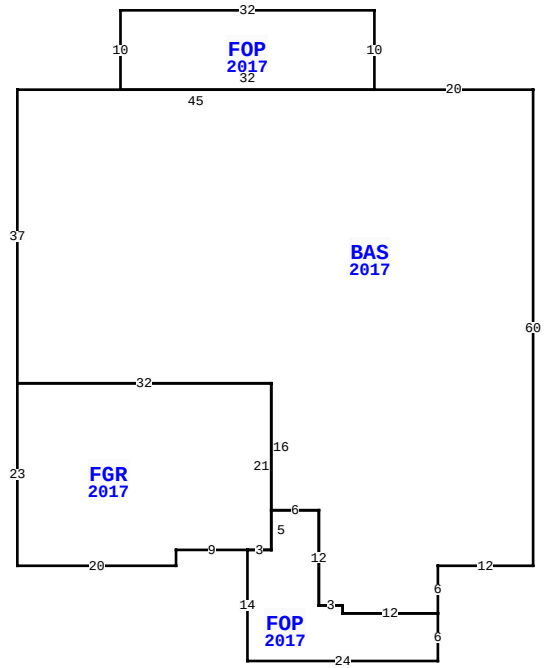
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	2017	3,209	446,662
FGR	712	55	2017	392	54,563
FOP	249	30	2017	75	10,439
FOP	320	30	2017	96	13,362
TOTALS	4,490			3,772	525,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,772	104.3100	144.99	546,902	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2026 Heated Area: 3209 HX Base Yr 2026



85097 CALUMET DR, 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		525,026
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		600,026
SOH/AGL Deduction		237,670
ASSESSED VALUE		362,356
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,945
TOTAL JUST VALUE		600,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008632	CO ISSUED	0	09/29/2017
17002495	NEW CONSTR	413,023	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/0598	12/11/2025	WD	U	I	11	100
GRANTOR: KRASAVAGE BRIAN D & E						
GRANTEE: B & E KRASAVAGE LIV						
2791/1684	6/02/2025	WD	Q	I	02	710,000
GRANTOR: MURTY JUSTIN AARON &						
GRANTEE: KRASAVAGE BRIAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 FOP=[YR=2017] N10 W32 S10 E32$ W45 S37 FGR=[YR=2017] S23 E20 N2 E9 FOP=[YR=2017] S14 E24 N6 W12 N1 W3 N12 W6 S5 W3$ E3 N21 W32$ E32 S16 E6 S12 E3 S1 E12 N6 E12 N60$.

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

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	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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS