LOT 96
IN OR 1725/1629
HAMPTON LAKES #1 PB 7/252

PRICE LIVING TRUST/PRICE ALBERT H III TRUSTEE
PO BOX 15375
FERNANDINA BEACH, FL 32035

2026

13-2N-27-0720-0096-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

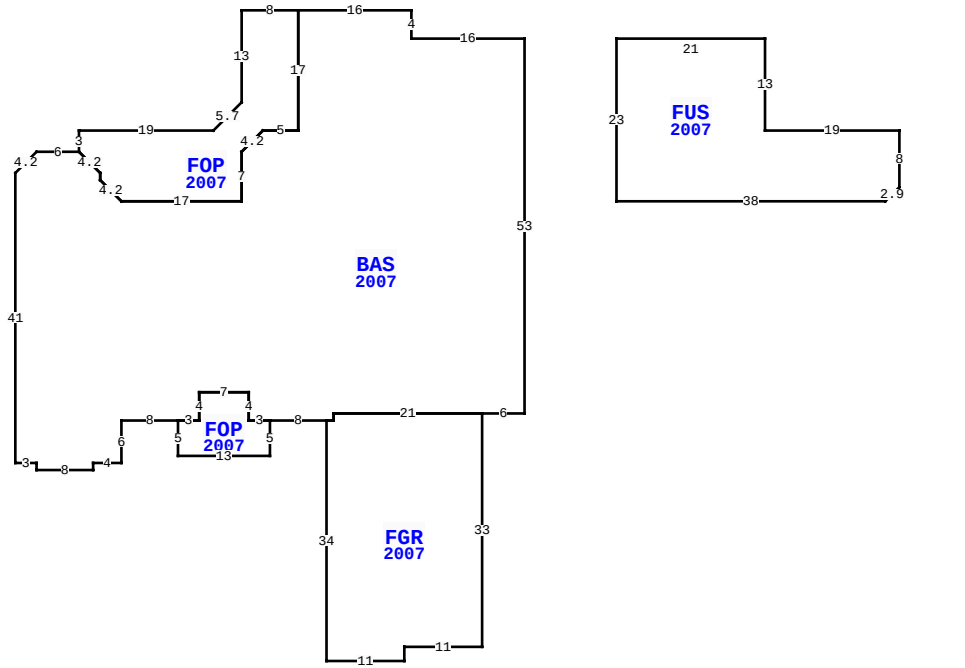
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,230	100	2007	3,230	420,354
FGR	747	55	2007	411	53,488
FOP	93	30	2007	28	3,644
FOP	358	30	2007	107	13,925
FUS	671	100	2007	671	87,324
TOTALS	5,099			4,447	578,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,447	102.3264	142.23	632,497	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2010 Heated Area: 3901 HX Base Yr 2010



85037 CHERRY CREEK DR, 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		578,735
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		653,735
SOH/AGL Deduction		321,751
ASSESSED VALUE		331,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,573
TOTAL JUST VALUE		653,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20634	REMODEL	0	10/01/2007
M12897	MECH OTHER	0	05/01/2007
E19094	ELEC OTHER	2,000	04/01/2007
C19674	CO ISSUED	0	03/01/2007
R10224	REPAIR/RRF	9,590	03/01/2007
B19674	NEW CONSTR	428,120	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1629	10/05/2010	WD	U	I	30	100
GRANTOR: PRICE JANET H & ALBER						
GRANTEE: PRICE ALBERT H III						
1650/0186	11/23/2009	WD	Q	I	01	425,000
GRANTOR: WILKINSON DAVID W & S						
GRANTEE: PRICE JANET H & ALB						

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

BAS=[YR=2007;ORIG=0,0] W16 N4 W16 S17 W5 D3L3 S7 W17 U3L3 N1 U3L3 W6 D3L3 S41 E3 S1 E8 N1 E4 N6 E8 E3 N4 E7 S4 E3 E8 E1 N1 E21 E6 N53 $
FGR=[YR=2007;ORIG=-28,54] S34 E11 N2 E11 N33 W21 S1 W1 $
FUS=[YR=2007;ORIG=13,0] E21 S13 E19 S8 D2L2 W38 N23 $
FOP=[YR=2007;ORIG=-32,-4] W8 S13 D4L4 W19 S3 D3R3 S1 D3R3 E17 N7 U3R3 E5 N17 $
FOP=[YR=2007;ORIG=-49,54] S5 E13 N5 W3 N4 W7 S4 W3 $
PTR=[ORIG=0,0] E30 W30 $
.

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 10/28/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS