LOT 100
IN OR 2190/1121
HAMPTON LAKES #1 PB 7/252

NATALONI FAMILY TRUST/NATALONI ROBERT C TRUSTEE
85237 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

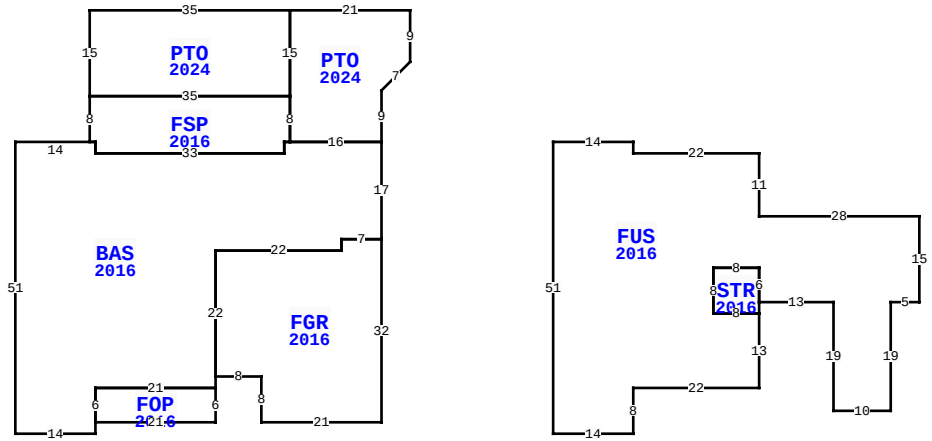
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,088	100	2016	2,088	254,347
FGR	820	55	2016	451	54,937
FOP	126	30	2016	38	4,629
FSP	346	40	2016	138	16,810
FUS	2,162	100	2016	2,162	263,361
PTO	426	5	2024	21	2,558
PTO	525	5	2024	26	3,167
STR	64	10	2016	6	731
TOTALS	6,557			4,930	600,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,930	91.6674	127.42	628,181	2016	2016	0	0	0	4.40	95.60

1 SNGL FAM 100% - 2018 Heated Area: 4250 HX Base Yr 2018



85237 CHERRY CREEK DR, 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		600,541
TOTAL MARKET OB/XF VALUE		8,789
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		684,330
SOH/AGL Deduction		201,562
ASSESSED VALUE		482,768
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		431,357
TOTAL JUST VALUE		684,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005182	SCRN ENCL	16,885	04/21/2023
B1632372	CO ISSUED	0	11/30/2016
B1632372	NEW CONSTR	506,641	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1121	11/20/2017	WD	U	I	11	100
GRANTOR: NATALONI ROBERT C & R						
GRANTEE: NATALONI FAMILY TRU						
2088/0181	11/30/2016	WD	Q	I	01	507,200
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: NATALONI ROBERT C &						

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
4	0911	SCRN RM A	0	100	15	35	525.00	SF	18.00	18.00	100	2024	2023		93	8,789	

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=30,0] E14 S2 E22 S11 E28 S15 W5 S19 W10 N19 W13 N6 W8 S8 E8 S13 W22 S8 W14 N51 $
BAS=[YR=2016;ORIG=0,0] W16 W1 S2 W33 N2 W14 S51 E14 N2 N6 E21 N2 N22 E22 N2 E7 N17 $
FGR=[YR=2016;ORIG=-29,41] E8 S8 E21 N32 W7 S2 W22 S22 $
FSP=[YR=2016;ORIG=-16,0] N8 W35 S8 E1 S2 E33 N2 E1 $
FOP=[YR=2016;ORIG=-50,49] E21 N6 W21 S6 $
STR=[YR=2016;ORIG=66,28] S2 W8 N8 E8 S6 $
PTR=[YR=2016;ORIG=0,0] E30 W30 $
PTO=[YR=2024;ORIG=-51,-8] E35 N15 W35 S15 $
PTO=[YR=2024;ORIG=-16,0] E16 N9 U5R5 N9 W21 S15 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,789

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 07/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS