LOT 105
HAMPTON LAKES #1 PB 7/252

MCGONEGAL DONAL C & AMY B
85351 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0105-0000

BUILDING CHARACTERISTICS

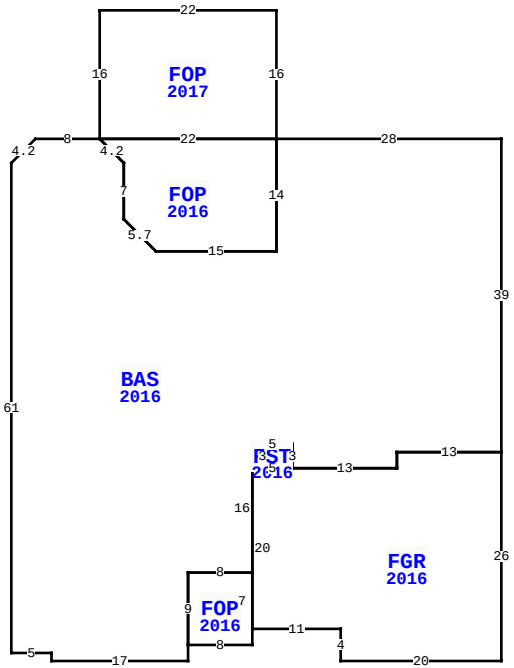
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,820	100	2016	2,820	382,151
FGR	726	55	2016	399	54,070
FOP	72	30	2016	22	2,982
FOP	263	30	2016	79	10,706
FOP	352	30	2017	106	14,364
FST	15	55	2016	8	1,084
TOTALS	4,248			3,434	465,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,434	102.0832	141.90	487,285	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2021 Heated Area: 2820 HX Base Yr



85351 CHERRY CREEK 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		465,357
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		540,357
SOH/AGL Deduction		0
ASSESSED VALUE		540,357
TOTAL EXEMPTION VALUE	13	540,357
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		540,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002224	ADDITION	7,621	04/17/2017
B1632112	NEW CONSTR	358,433	04/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2345/0491	3/10/2020	WD	Q	I	02	409,000
GRANTOR: BENNICK PAUL R JR & R						
GRANTEE: MCGONEGAL DONAL C &						
2073/1228	9/09/2016	SW	Q	I	01	337,800
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: BENNICK PAUL R JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 FOP=[YR=2017] N16 W22 S16 FOP=[YR=2016] D3 R3 S7 D4 R4 E15 N14 W22$ E22$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 S1 E17 N2 FOP=[YR=2016] E8 N2 FGR=[YR=2016] E11 S4 E20 N26 W13 S2 W13 FST=[YR=2016] N3 W5 S3 E5$ W5 S20$ N7 W8 S9$ N9 E8 N16 E5 S3 E13 N2 E13 N39$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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