



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
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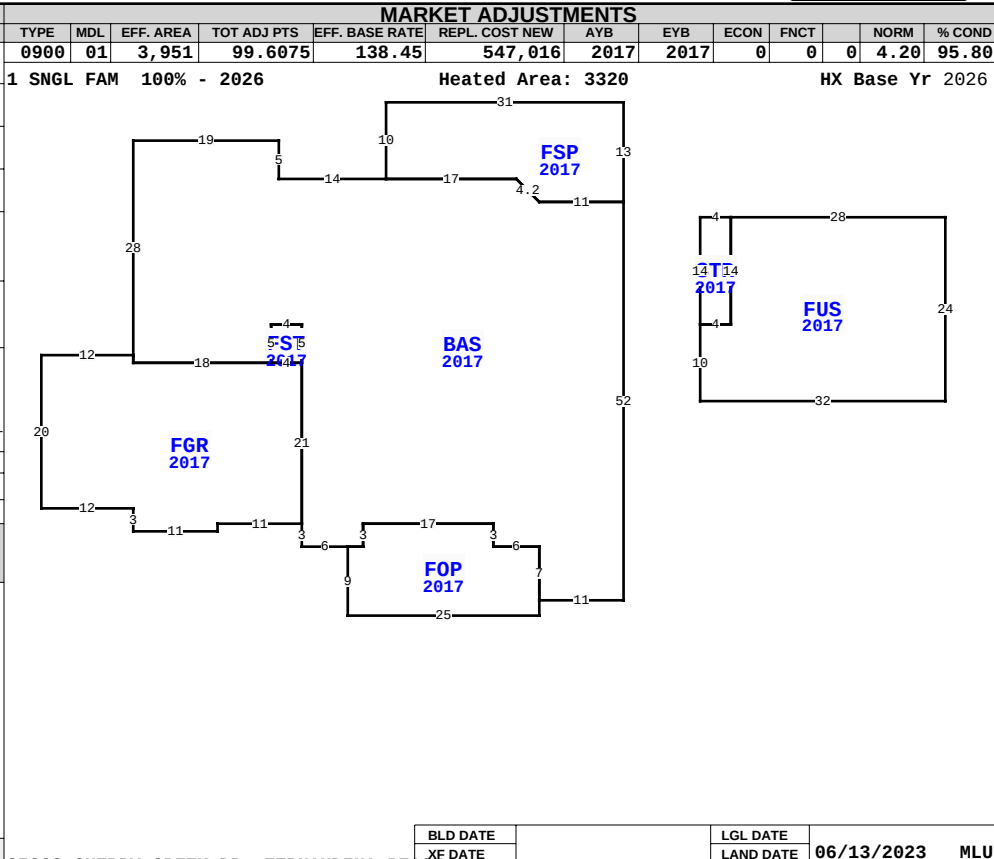
NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2017	2,608	345,913
FGR	713	55	2017	392	51,993
FOP	276	30	2017	83	11,008
FSP	348	40	2017	139	18,437
FST	20	55	2017	11	1,459
FUS	712	100	2017	712	94,436
STR	56	10	2017	6	796

TOTALS	4,733			3,951	524,041
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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
2	0860	POOL/SPA	0	100	0	0		1.00	50,000.00	100	2022	2022	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0		1,300.00	18.00	100	2022	2022	3	90	21,060	



85368 CHERRY CREEK DR, FERNANDINA BEACH, FL 32034

TOTAL OB/XF										71,060						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		524,041
TOTAL MARKET OB/XF VALUE		71,060
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		670,101
SOH/AGL Deduction		0
ASSESSED VALUE		670,101
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		613,690
TOTAL JUST VALUE		670,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		680,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007886	ADDITION	15,038	05/20/2022
21015772	SWIM POOL	74,132	11/15/2021
17002125	CO ISSUED	0	03/16/2017
B1632578	NEW CONSTR	422,881	06/29/2016

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2801/1793	7/07/2025	WD Q	I 01
GRANTOR: CAMPBELL TIWANA & MAL			
GRANTEE: REIMERS GERALD F II			
2209/1090	7/09/2018	WD Q	I 01
GRANTOR: TZETZO STEVE			
GRANTEE: CAMPBELL TIWANA & M			

BUILDING NOTES			
BAS=[YR=2017;ORIG=-31,10] W14 N5 W19 S28 S1 E18 N5 E4 S5 S21 S3 E6 E2 N3 E17 S3 E6 S7 E11 N52 W11 U3L3 W17 \$			
FGR=[YR=2017;ORIG=-64,33] W12 S20 E12 S3 E11 N1 E11 N21 W4 W18 N1 \$			
FUS=[YR=2017;ORIG=14,15] E28 S24 W32 N10 E4 N14 \$			
FSP=[YR=2017;ORIG=0,0] W31 S10 E17 D3R3 E11 N13 \$			
FOP=[YR=2017;ORIG=-36,58] S9 E25 N2 N7 W6 N3 W17 S3 W2 \$			
STR=[YR=2017;ORIG=10,15] E4 S14 W4 N14 \$			
FST=[YR=2017;ORIG=-42,34] N5 W4 S5 E4 \$			
PTR=[YR=2017;ORIG=0,0] E30 W30 \$			

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-31,10] W14 N5 W19 S28 S1 E18 N5 E4 S5 S21 S3 E6 E2 N3 E17 S3 E6 S7 E11 N52 W11 U3L3 W17 \$			
FGR=[YR=2017;ORIG=-64,33] W12 S20 E12 S3 E11 N1 E11 N21 W4 W18 N1 \$			
FUS=[YR=2017;ORIG=14,15] E28 S24 W32 N10 E4 N14 \$			
FSP=[YR=2017;ORIG=0,0] W31 S10 E17 D3R3 E11 N13 \$			
FOP=[YR=2017;ORIG=-36,58] S9 E25 N2 N7 W6 N3 W17 S3 W2 \$			
STR=[YR=2017;ORIG=10,15] E4 S14 W4 N14 \$			
FST=[YR=2017;ORIG=-42,34] N5 W4 S5 E4 \$			
PTR=[YR=2017;ORIG=0,0] E30 W30 \$			

LAND DESCRIPTION										TOTAL OB/XF						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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