LOT 116
IN OR 2137/1989
HAMPTON LAKES #1 PB 7/252

DAVIS EDWARD J JR & KRISTIE A
85280 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0116-0000

BUILDING CHARACTERISTICS

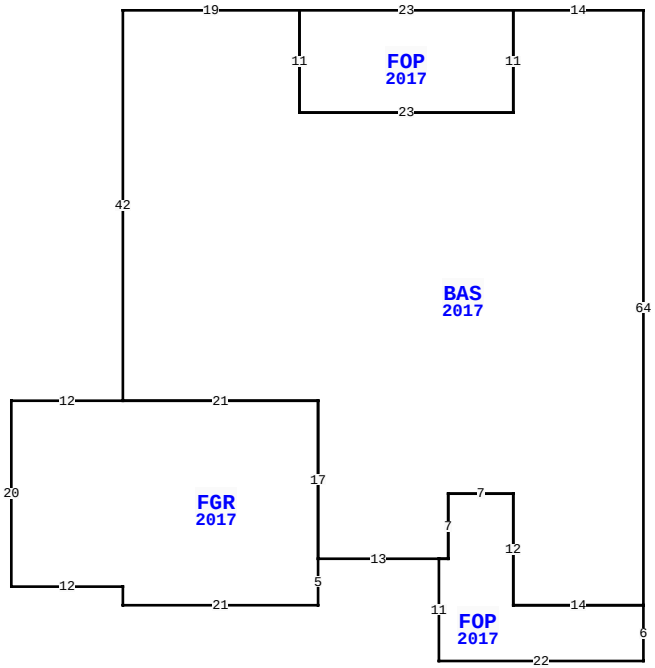
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,715	100	2017	2,715	374,945
FGR	702	55	2017	386	53,307
FOP	221	30	2017	66	9,114
FOP	253	30	2017	76	10,495
TOTALS	3,891			3,243	447,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,243	102.9572	143.11	464,106	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2022 Heated Area: 2715 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

85280 CHERRY CREEK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,862
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		522,862
SOH/AGL Deduction		0
ASSESSED VALUE		522,862
TOTAL EXEMPTION VALUE	13	522,862
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		522,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010195	KITCHEN, GUEST AN	6,000	09/04/2024
17006579	CO ISSUED	0	07/24/2017
1700628	NEW CONSTR	351,033	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1989	8/04/2017	SW	Q	I	02	354,900
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: DAVIS EDWARD J JR &						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W14 S11 W23 N11 W19 S42 E21 S17 E13 E1 N7 E7 S12 E14 N64 $
FGR=[YR=2017;ORIG=-56,42] W12 S20 E12 S2 E21 N5 N17 W21 $
FOP=[YR=2017;ORIG=-14,0] W23 S11 E23 N11 $
FOP=[YR=2017;ORIG=-22,59] S11 E22 N6 W14 N12 W7 S7 W1 $
.

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	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 01/15/2025 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS