LOT 117
HAMPTON LAKES #1 PB 7/252

SWIFT RANDY C & BETTE J L/E/
85264 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

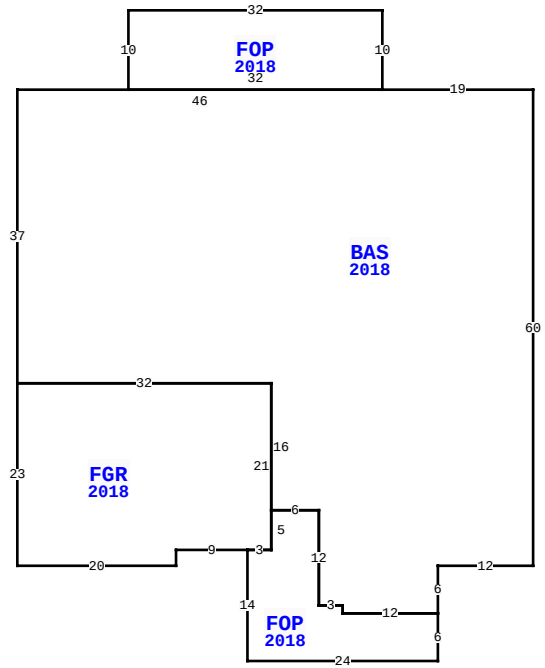
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	3,209	100	2018	3,209	436,903
FGR	712	55	2018	392	53,370
FOP	249	30	2018	75	10,211
FOP	320	30	2018	96	13,071
TOTALS	4,490			3,772	513,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,772	100.9755	140.36	529,438	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 3209 HX Base Yr 2019



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

85264 CHERRY CREEK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		513,555
TOTAL MARKET OB/XF VALUE		4,926
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		593,481
SOH/AGL Deduction		138,103
ASSESSED VALUE		455,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		403,967
TOTAL JUST VALUE		593,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009791	SUMMER KITCHEN	0	01/01/2019
18001626	CO ISSUED	0	02/15/2018
17001654	NEW CONSTR	411,678	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2840/1685	1/12/2026	LE	U	I	11	100
GRANTOR: SWIFT RANDY C & BETTE						
GRANTEE: SPAGNOLO KATELIN SH						
2437/0389	2/25/2021	LE	U	I	11	100
GRANTOR: SWIFT RANDY C & BETTE						
GRANTEE: SPAGNOLO KATELIN SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] N10 W32 S10 E32$ W46 S37
FGR=[YR=2018] S23 E20 N2 E9 FOP=[YR=2018] S14 E24 N6 W12 N1 W3 N12 W6 S5 W3$ E3 N21 W32$ E32 S16 E6 S12 E3 S1 E12 N6 E12 N60$.

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
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900	
4	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2019	2019	3	95	1,026	

LAND DESCRIPTION

TOTAL OB/XF 4,926

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