LOT 119
HAMPTON LAKES #1 PB 7/252

PUTT REVOCABLE LIVING TRUST/PUTT MICHAEL D TRUSTEE
85204 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0119-0000

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 50
Interior Floo	14	CARPET 50
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

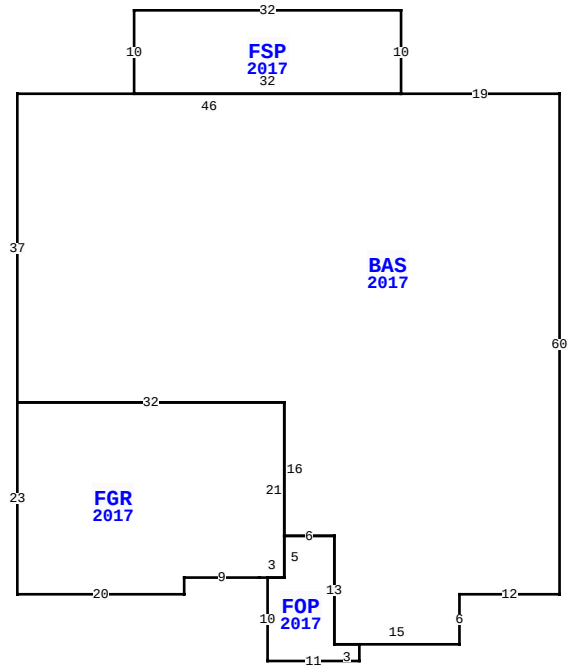
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,212	100	2017	3,212	423,275
FGR	712	55	2017	392	51,658
FOP	116	30	2017	35	4,612
FSP	320	40	2017	128	16,868
TOTALS	4,360			3,767	496,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,767	98.7525	137.27	517,096	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2018 Heated Area: 3212 HX Base Yr 2018



85204 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		496,412
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		571,412
SOH/AGL Deduction		213,624
ASSESSED VALUE		357,788
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,377
TOTAL JUST VALUE		571,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632774	CO ISSUED	0	02/15/2017
1700816	WALLINSCRN	0	01/01/2017
B1632774	NEW CONSTR	404,700	08/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/0683	3/31/2026	WD	Q	I	01	725,000
GRANTOR: PELLETIER TRUST						
GRANTEE: PUTT REVOCABLE LIVI						
2161/1808	11/30/2017	WD	U	I	11	100
GRANTOR: PELLETIER THOMAS J &						
GRANTEE: PELLETIER TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W19 W46 S37 E32 S16 E6 S13 E15 N6 E12 N60 $
FGR=[YR=2017;ORIG=-65,37] S23 E20 N2 E9 E3 N21 W32 $
FSP=[YR=2017;ORIG=-19,0] N10 W32 S10 E32 $
FOP=[YR=2017;ORIG=-35,58] S10 E11 N2 W3 N13 W6 S5 W2 $
.

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 04/25/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS