LOT 40
IN OR 1554/1752
HAMPTON LAKES #1 PB 7/252

WHITE TEDDY M & HOPE M
85057 APOKA COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

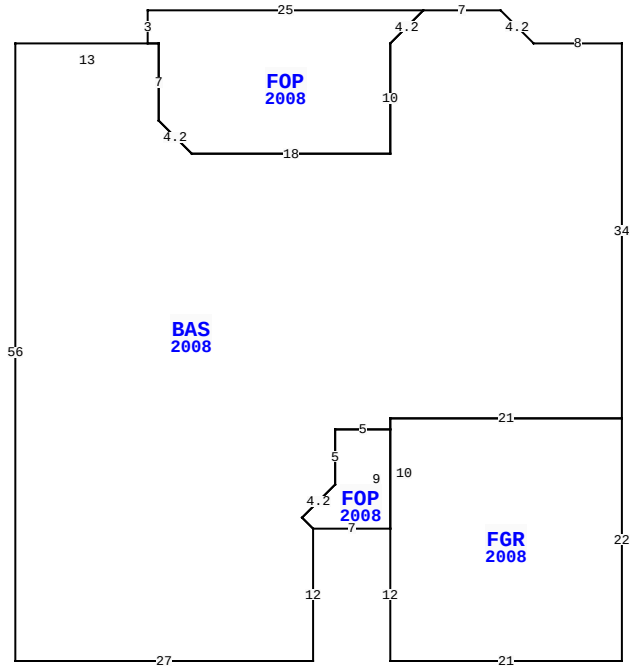
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100	2,307	281,770
FGR	462	55	254	31,023
FOP	52	30	16	1,954
FOP	276	30	83	10,137
TOTALS	3,097		2,660	324,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,660	110.5920	131.33	349,338	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2009 Heated Area: 2307 HX Base Yr 2009



85057 APOKA CT, FERNANDINA BEACH

BLD DATE	07/31/2008	RK	LGL DATE	
XF DATE	07/31/2008	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,884
TOTAL MARKET OB/XF VALUE		6,363
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,247
SOH/AGL Deduction		222,005
ASSESSED VALUE		184,242
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,242
TOTAL JUST VALUE		406,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13416	MECH OTHER	0	11/01/2007
C20617	CO ISSUED	204,138	10/01/2007
E20157	ELEC OTHER	2,000	10/01/2007
R10768	REPAIR/RRF	5,635	10/01/2007
P12770	OTHER	0	10/01/2007
B20617	NEW CONSTR	204,138	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1752	3/10/2008	WD	Q	I		265,300

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: WHITE TEDDY M & HOP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 U3 L3 W7 FOP=[YR=2008] W25 S3 E1 S7 D3 R3 E18 N10 U3 R3 $ D3 L3 S10 W18 U3 L3 N7 W13 S56 E27 N12 FOP=[YR=2008] E7 FGR=[YR=2008] S12 E21 N22 W21 S10$ N9 W5 S5 D3 L3 D1 R1 $ U1 L1 U3 R3 N5 E5 N1 E21 N34 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2008	2008	3	90	3,108	

LAND DESCRIPTION

TOTAL OB/XF 6,363

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	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/18/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS