LOT 42
HAMPTON LAKES #1 PB 7/252

CASEY JOHN JOSEPH
85074 APOKA COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

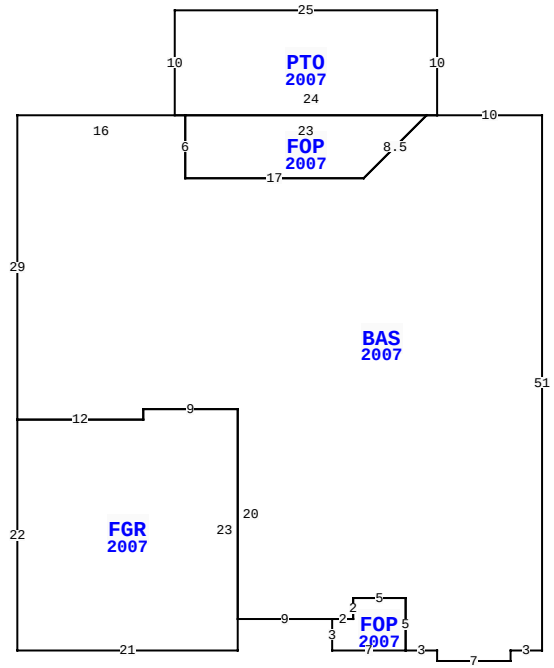
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,908	100	1,908	239,285
FGR	471	55	259	32,481
FOP	31	30	9	1,129
FOP	120	30	36	4,515
PTO	250	5	12	1,505
TOTALS	2,780		2,224	278,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,224	114.1700	135.58	301,530	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2018 Heated Area: 1908 HX Base Yr 2018



85074 APOKA CT, FERNANDINA BEACH

BLD DATE	02/15/2008	RK	LGL DATE	
XF DATE	02/15/2008	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,915
TOTAL MARKET OB/XF VALUE		42,387
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,302
SOH/AGL Deduction		126,453
ASSESSED VALUE		269,849
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,849
TOTAL JUST VALUE		396,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326893	SWIM POOL	30,300	02/01/2013
E19970	ELEC OTHER	2,000	09/01/2007
M13290	MECH OTHER	0	09/01/2007
C20391	CO ISSUED	0	08/01/2007
P12645	OTHER	0	08/01/2007
R10642	REPAIR/RRF	5,405	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2609/0267	12/07/2022	QC	U	I	11	100
GRANTOR: CASEY JOANN ALLEVO						
GRANTEE: CASEY JOHN JOSEPH						
2102/0502	2/15/2017	WD	Q	I	01	292,000
GRANTOR: D'ANNA MAURO S & AMAN						
GRANTEE: CASEY JOHN & JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 PTO=[YR=2007] N10W25 S10 E1 FOP=[YR=2007]
S6 E17 R6 U6 W23$ E24 $ W1 D6 L6 W17 N6 W16 S29
FGR=[YR=2007] S22 E21 N23 W9 S1 W12$ E12 N1 E9 S20 E9
FOP=[YR=2007] S3 E7 N5 W5 S2 W2$ E2 N2 E5 S5 E3 S1 E7 N1 E3
N51$.

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	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	2007	2007	3	89	3,738	
2	0462	ST/AL FNC	0	100	256	4	1,024.00	SF	10.00	10.00	100	2007	2007	3	52	5,325	
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2013	2013	3	75	30,600	
5	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00	10.00	100	2013	2013	3	95	2,280	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	

LAND DESCRIPTION

TOTAL OB/XF 42,387

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS