

LOT 60
HAMPTON LAKES PHASE IV-A
OR 2343/796

MOORE TIMOTHY & MARTHA GRIFFIETH
85455 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0060-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,863	100	2,863	350,317
FGR	660	55	363	44,417
FOP	35	30	10	1,224
FOP	190	30	57	6,975
TOTALS	3,748		3,293	402,931

TOTALS		3,148	3,293		402,931	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0855	CONC PAVER	0	100	0	0
2	0462	ST/AL FNC	0	100	0	0
3	0855	CONC PAVER	0	100	0	0
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000136	C	SFR INT	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,293	103.0400	122.36	402,931	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2863 HX Base Yr 2023												

85455 APPLE CANYON CT, FERNANDINA BEACH												
BLD DATE: 06/13/2023 MLU												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1												
STANDARD												
VALUATION BY												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 402,931												
TOTAL MARKET OB/XF VALUE 24,860												
TOTAL LAND VALUE - MARKET 75,000												
TOTAL MARKET VALUE 502,791												
SOH/AGL Deduction 0												
ASSESSED VALUE 502,791												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 452,791												
TOTAL JUST VALUE 502,791												
NCON VALUE 427,791												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 65,000												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013589	CO ISSUED	0	09/06/2022
21006886	NEW CONSTR	413,492	07/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2589/1658	9/07/2022	SW	Q	I	01	585,400	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: MOORE TIMOTHY & MAR							
2464/0053	5/21/2021	SW	Q	V	05	5,279,000	
GRANTOR: AW VENTURE II LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.												