

LOT 61  
HAMPTON LAKES PHASE IV-A  
OR 2343/796

KUTNEY CATHERINE ANN  
85447 APPLE CANYON CT  
FERNANDINA BEACH, FL 32034

**2023**

13-2N-27-0723-0061-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
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
BAS	2,413	100	2,413
FGR	694	55	382
FOP	78	30	23
FOP	216	30	65
TOTALS	3,401		2,883

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,883	102.8360	122.12	352,072	2022	2022	0	0	0.00	100.00

1 SNGL FAM - 0% - 2023 Heated Area: 2413 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			352,072
TOTAL MARKET OB/XF VALUE			11,660
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			438,732
SOH/AGL Deduction			0
ASSESSED VALUE			438,732
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			438,732
TOTAL JUST VALUE			438,732
NCON VALUE			363,732
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018901	CO ISSUED	0	12/29/2022
21008279	NEW CONSTR	374,006	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1696	12/30/2022	SW	Q	I	01	590,700

GRANTOR: RICHMOND AMERICAN HOM  
GRANTEE: KUTNEY CATHERINE AN  
2464/0053 5/21/2021 SW Q V 05 5,279,000  
GRANTOR: AW VENTURE II LLC  
GRANTEE: RICHMOND AMERICAN H

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
1	0855	CONC PAVER	0	0	0	0		10.00	100	2022	2022	3	100	11,660	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							