

LOT 63
HAMPTON LAKES PHASE IV-A
OR 2343/796

PHILLIPS THOMAS & DIANA
85431 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0063-0000



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	13	LVT/LAMMT 100
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

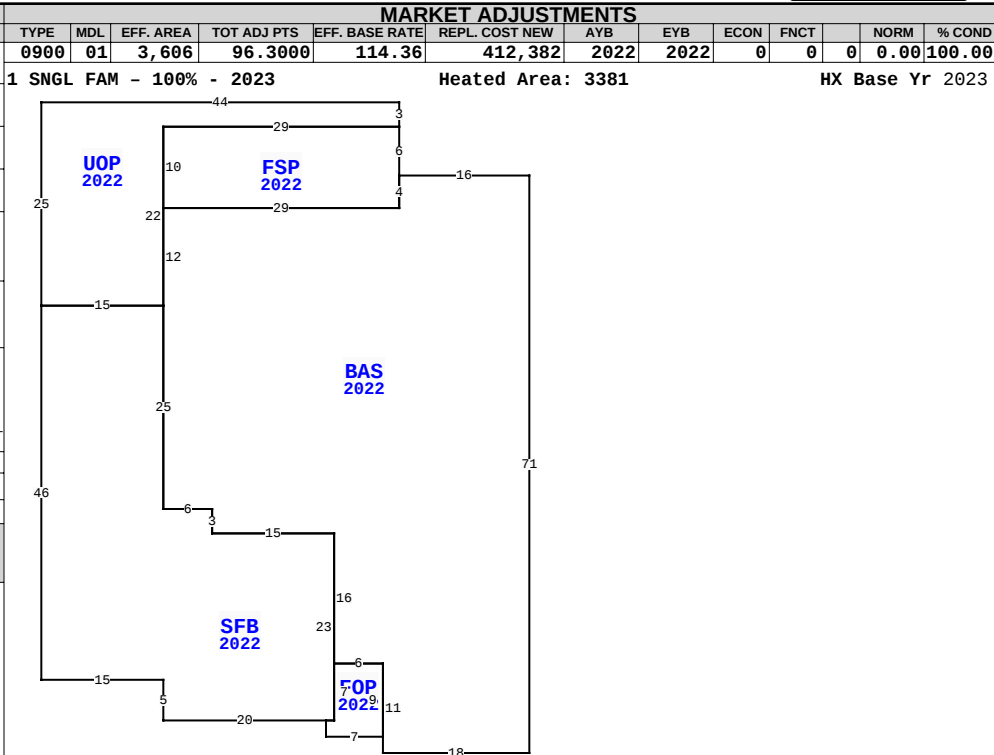
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2,428	277,666
FOP	56	30	17	1,944
FSP	290	40	116	13,266
SFB	1,191	80	953	108,985
UOP	462	20	92	10,521

TOTALS	4,427		3,606	412,382
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,342.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	



85431 APPLE CANYON CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	1,342.00	SF	5.20	5.20	100	2022	2022	3	100	6,978	
2	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2022	2022	3	100	9,600	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

TOTAL OB/XF												17,178					
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
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				412,382	
TOTAL MARKET OB/XF VALUE				17,178	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				504,560	
SOH/AGL Deduction				101,945	
ASSESSED VALUE				402,615	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				352,615	
TOTAL JUST VALUE				504,560	
NCON VALUE				426,308	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014845	CO ISSUED	0	10/05/2022
21008159	NEW CONSTR	387,373	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2594/1970	10/05/2022	SW	Q	I	02
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: PHILLIPS THOMAS & D					
2464/0053	5/21/2021	SW	Q	V	05
GRANTOR: AW VENTURE II LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W16 FSP=[YR=2022] N6 UOP=[YR=2022] N3 W44 S25 E15 N22 E29 \$ W29 S10 E29 N4\$ S4 W29 S12 SFB=[YR=2022] W15 S46 E15 S5 E20 FOP=[YR=2022] S2 E7 N9 W6 S7 W1\$ E1 N23 W15 N3 W6 N25\$ S25 E6 S3 E15 S16 E6 S11 E18 N71\$.											