

LOT 64
HAMPTON LAKES PHASE IV-A
OR 2343/796

RICHMOND AMERICAN HOMES OF FLORIDA LP
10255 FORTUNE PKWY STE 150
JACKSONVILLE, FL 32256

2023

13-2N-27-0723-0064-0000



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
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NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2,241	283,576
FGR	826	55	454	57,449
FOP	37	30	11	1,392
FOP	240	30	72	9,111

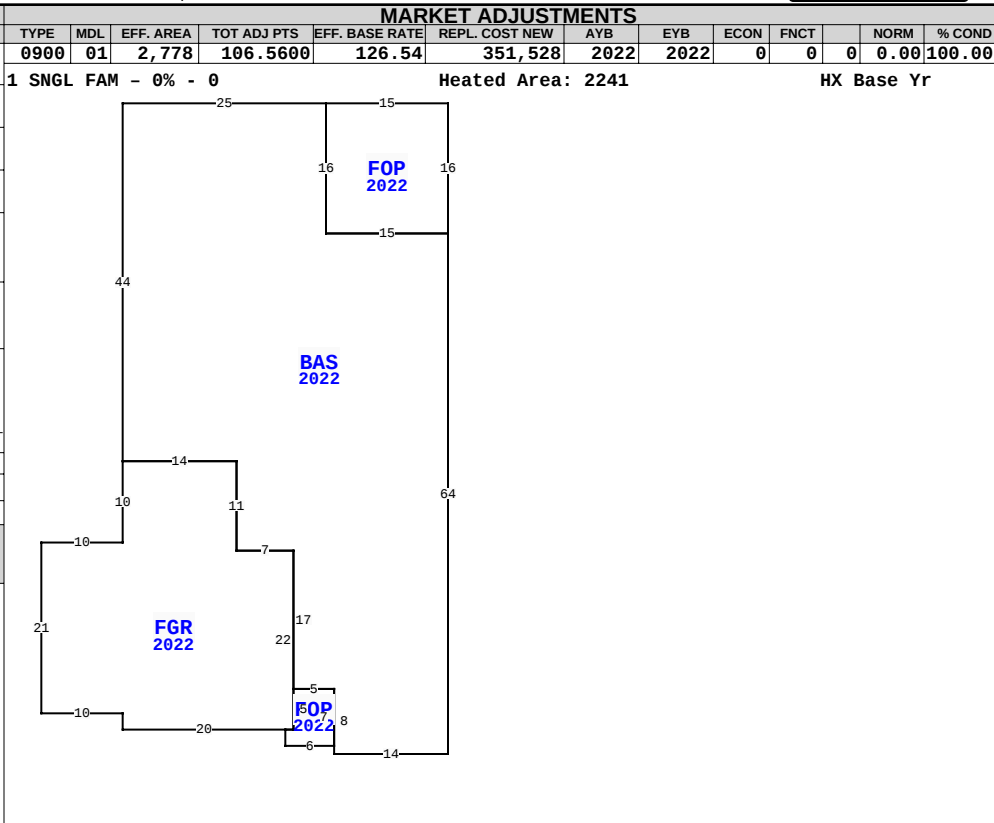
TOTALS	3,344		2,778	351,528
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EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	1,104.00	SF	5.20	5.20	100	2022	2022	3	100	5,741	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							



85423 APPLE CANYON CT, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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1	0811	CONCRETE B	0	0	0	1,104.00	SF	5.20	5.20	100	2022	2022	3	100	5,741	

TOTAL OB/XF 5,741

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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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,528
TOTAL MARKET OB/XF VALUE		5,741
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		432,269
SOH/AGL Deduction		3,500
ASSESSED VALUE		428,769
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		428,769
TOTAL JUST VALUE		432,269
NCON VALUE		357,269
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014049	CO ISSUED	0	09/15/2022
21007676	NEW CONSTR	351,733	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0053	5/21/2021	SW	Q	V	05	5,279,000

GRANTOR: AW VENTURE II LLC

GRANTEE: RICHMOND AMERICAN H

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BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2022] W15 BAS=[YR=2022] W25 S44 FGR=[YR=2022] S10 W10
S21 E10 S2 E20 FOP=[YR=2022] S2 E6 N7 W5 S5 W1\$ E1 N22 W7 N11
W14\$ E14 S11 E7 S17 E5 S8 E14 N64 W15 N16\$ S16 E15 N16\$.