

LOT 66
HAMPTON LAKES PHASE IV-A
OR 2343/796

THORNTON STEPHEN W & NELWYN D
85407 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0066-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	HARDIE BRD 100	0900	01	3,293	101.5680	120.61	397,169	2022	2022	0	0	0.00	100.00	STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2863																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	13	LVT/LAMMT 70														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										397,169									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										10,010									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms		3 100														TOTAL MARKET VALUE										482,179									
Bathrooms		2.5 100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										482,179									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										432,179									
Occupancy	00	NONE 100	TOTAL JUST VALUE										482,179																						
			NCON VALUE										407,179																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										65,000																						
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	345,306																															
FGR	660	55	363	43,781																															
FOP	35	30	10	1,206																															
FOP	190	30	57	6,875																															
TOTALS			3,748	3,293	397,169																														
EXTRA FEATURES			85407 APPLE CANYON CT, FERNANDINA BEACH																																
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	0 100	0	0	1,001.00	SF	10.00	10.00	100	2022	2022	3	100	10,010																				
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 06/28/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			