

LOT 68
HAMPTON LAKES PHASE IV-A
OR 2343/796

ROODT IAN & SHANNON REBECCA
85426 CANYON COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0068-0000



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		3 100
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	2,568	100	2,568	317,020
FGR	1,339	55	736	90,859
FOP	35	30	10	1,235
FOP	242	30	73	9,012
TOTALS	4,184		3,387	418,125

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,342.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,387	103.9600	123.45	418,125	2022	2022	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 2568									
HX Base Yr									
85426 APPLE CANYON CT, FERNANDINA BEACH									
BLD DATE 06/13/2023 MLU									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
418,125									
TOTAL MARKET OB/XF VALUE									
8,723									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
501,848									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
501,848									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
501,848									
TOTAL JUST VALUE									
501,848									
NCON VALUE									
426,848									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
65,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007084	CO ISSUED	0	05/06/2022
21006919	NEW CONSTR	412,534	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0323	5/24/2022	SW	Q	I	01	538,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROODT IAN & SHANNON						
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									
FGR=[YR=2022] W15 BAS=[YR=2022] N26 W15 FOP=[YR=2022] N4 W20									
S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7									
FOP=[YR=2022] E7 N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N12\$ S12 W12									
S15 W10 S22 E22 N4 E15 N45 \$.									