LOT 38
HAMPTON LAKES #1 PB 7/252

GREENE RYAN CHARLES & KELLY MAGUIRE
85035 APOKA COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0038-0000

BUILDING CHARACTERISTICS

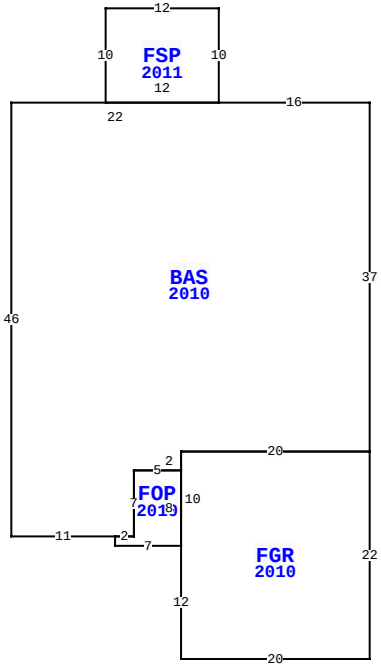
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,533	100	1,533	209,987
FGR	440	55	242	33,149
FOP	42	30	13	1,781
FSP	120	40	48	6,575
TOTALS	2,135		1,836	251,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	117.2000	146.50	268,974	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 1533 HX Base Yr 2021



BLD DATE	05/05/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

85035 APOKA CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,491
TOTAL MARKET OB/XF VALUE		8,411
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		334,902
SOH/AGL Deduction		103,985
ASSESSED VALUE		230,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,917
TOTAL JUST VALUE		334,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23258	CO ISSUED	0	04/22/2010
E22412	ELEC OTHER	0	02/01/2010
M15075	MECH OTHER	0	02/01/2010
P14127	OTHER	0	02/01/2010
B23258	NEW CONSTR	211,357	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/1000	5/17/2024	WD	Q	I	01	397,500
GRANTOR: CARRICO MASON PHILIP						
GRANTEE: GREENE RYAN CHARLES						
2385/0674	8/14/2020	WD	Q	I	01	245,000
GRANTOR: BUNTAIN BEVERLY L & M						
GRANTEE: CARRICO MASON PHILI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 FSP=[YR=2011] N10 W12 S10 E12 $ W22 S46 E11 FOP=[YR=2010] S1 E7 FGR=[YR=2010] S12 E20 N22 W20 S10 $ N8 W5 S7 W2 $ E2 N7 E5 N2 E20 N37 $.

EXTRA FEATURES

LN	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	604.00	SF	5.20	5.20	100	2010	2010	3	91	2,858	
2	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2010	2010	3	60	5,040	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468	
4	0474	VF 4 RAIL	0	100	0	0	6.00	LF	9.25	9.25	100	2011	2011	3	81	45	

LAND DESCRIPTION

TOTAL OB/XF 8,411

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS