

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

POLHAMUS ELIZABETH JEAN
85423 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2024

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

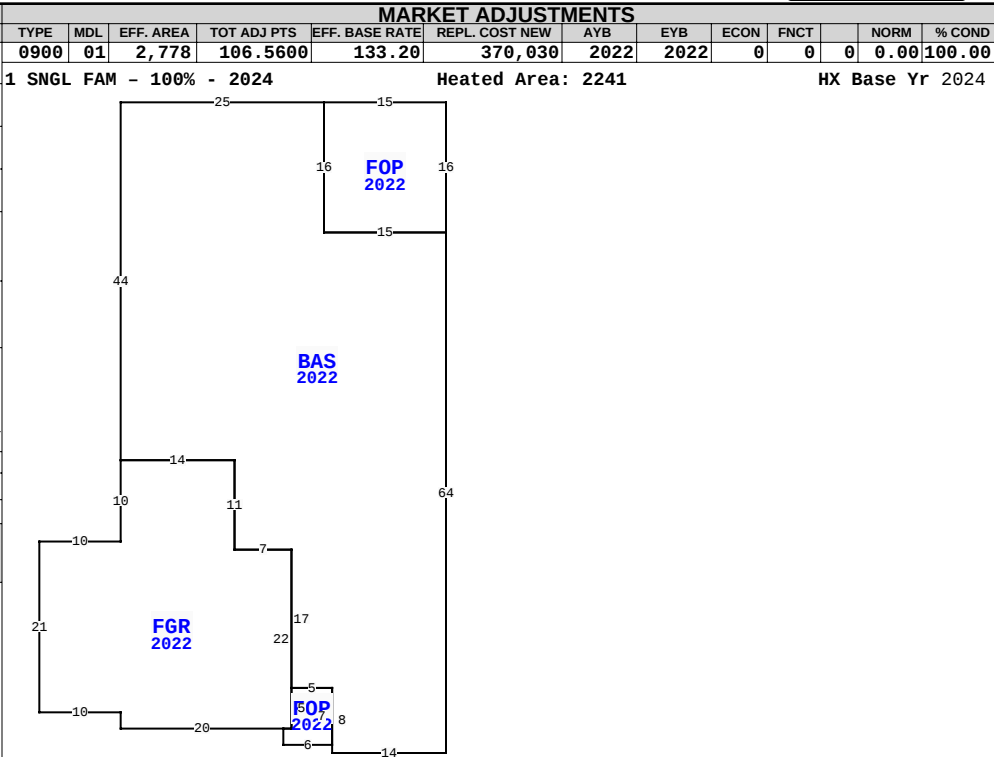
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2,241	298,501
FGR	826	55	454	60,473
FOP	37	30	11	1,465
FOP	240	30	72	9,590

TOTALS 3,344 2,778 370,030

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,104.00	SF	5.20	5.20



85423 APPLE CANYON CT, FERNANDINA BEACH, FL 32034

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		370,030	
TOTAL MARKET OB/XF VALUE		5,741	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		450,771	
SOH/AGL Deduction		134,555	
ASSESSED VALUE		316,216	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		261,216	
TOTAL JUST VALUE		450,771	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,269	

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
2674/439	10/13/2023	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: POLHAMUS ELIZABETH					
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
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\$.

LAND DESCRIPTION										TOTAL OB/XF 5,741									
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
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		