

LOT 71
HAMPTON LAKES PHASE IV-A
OR 2343/796

BATTERTON ROBERT M & YVONNE DEL CARMEN
85450 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	326,033
FGR	1,339	55	736	93,443
FOP	35	30	10	1,270
FOP	242	30	73	9,268
TOTALS	4,184		3,387	430,014

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	1,371.00	SF	6.50	6.50	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,387	101.5680	126.96	430,014	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023											
Heated Area: 2568											
HX Base Yr											
85450 APPLE CANYON CT, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

TOTAL OB/XF											
8,912											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
430,014											
TOTAL MARKET OB/XF VALUE											
8,912											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
513,926											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
513,926											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
513,926											
TOTAL JUST VALUE											
513,926											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
492,418											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012989	REMODEL	19,109	08/24/2022
21006698	CO ISSUED	0	06/06/2022
21006698	NEW CONSTR	412,534	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/1309	6/08/2022	SW	Q	I	01	626,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BATTERTON ROBERT MA						
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 \$.											