LOT 38
HAMPTON LAKES #1 PB 7/252

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

2025

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

BUILDING CHARACTERISTICS

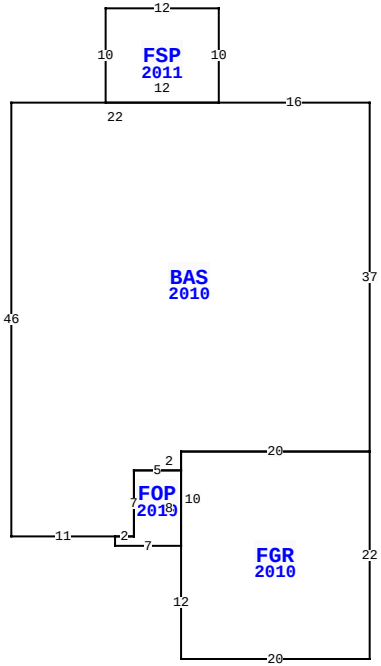
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,533	100	2010	1,533	223,007
FGR	440	55	2010	242	35,204
FOP	42	30	2010	13	1,891
FSP	120	40	2011	48	6,982
TOTALS	2,135			1,836	267,084

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	118.5000	156.42	287,187	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2025 Heated Area: 1533 HX Base Yr 2025



85035 APOKA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,084
TOTAL MARKET OB/XF VALUE		7,987
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		350,071
SOH/AGL Deduction		0
ASSESSED VALUE		350,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,349
TOTAL JUST VALUE		350,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,902

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	90	2,827	
2	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2010	2010	3	56	4,704	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	

LAND DESCRIPTION

TOTAL OB/XF 7,987

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	RES NATURAL	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 10/28/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS