LOT 39
IN OR 1536/1770
HAMPTON LAKES #1 PB 7/252

FULLER SHELTON J
85047 APOKA COURT
FERNANDINA BEACH, FL 32034

**2025**

**13-2N-27-0720-0039-0000**

## 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

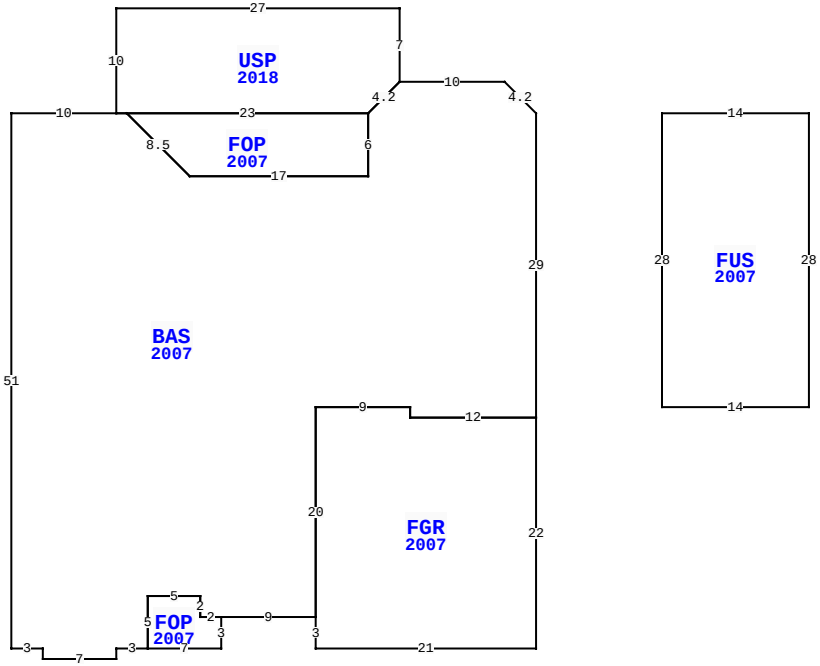
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,947 | 100 | 2007 | 1,947 | 267,511 |
| FGR | 471 | 55 | 2007 | 259 | 35,585 |
| FOP | 31 | 30 | 2007 | 9 | 1,236 |
| FOP | 120 | 30 | 2007 | 36 | 4,946 |
| FUS | 392 | 100 | 2007 | 392 | 53,860 |
| USP | 266 | 30 | 2018 | 80 | 10,992 |
| TOTALS | 3,227 | | | 2,723 | 374,131 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,723 | 113.7600 | 150.16 | 408,886 | 2007 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2008 Heated Area: 2339 HX Base Yr 2008




85047 APOKA CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 374,131 |
| TOTAL MARKET OB/XF VALUE | | 4,949 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 454,080 |
| SOH/AGL Deduction | | 221,680 |
| ASSESSED VALUE | | 232,400 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 176,678 |
| TOTAL JUST VALUE | | 454,080 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 436,239 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17007590 | ADDITION | 5,186 | 08/22/2017 |
| E19374 | ELEC OTHER | 2,000 | 06/01/2007 |
| M13002 | MECH OTHER | 0 | 06/01/2007 |
| C19958 | CO ISSUED | 0 | 05/01/2007 |
| B19958 | NEW CONSTR | 210,400 | 05/01/2007 |
| R10396 | REPAIR/RRF | 4,933 | 05/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/1770 | 11/21/2007 | WD | Q | I | | 254,300 |

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: FULLER SHELTON J

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] U3L3 W10 D3L3 S6 W17 U6L6 W1 W10 S51
E3 S1 E7 N1 E3 N5 E5 S2 E2 E9 N20 E9 S1 E12 N29 $
FGR=[YR=2007;ORIG=-21,48] S3 E21 N22 W12 N1 W9 S20 $
FUS=[YR=2007;ORIG=12,0] E14 S28 W14 N28 $
USP=[YR=2018;ORIG=-13,-3] N7 W27 S10 E1 E23 U3R3 $
FOP=[YR=2007;ORIG=-39,0] D6R6 E17 N6 W23 $
FOP=[YR=2007;ORIG=-37,51] E7 N3 W2 N2 W5 S5 $
.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,422.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 87 | 4,949 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,949

| 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 | | 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