LOT 42
HAMPTON LAKES #1 PB 7/252

ARTZ JASON ANDREW & KARYN ZUBA
85074 APOKA CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

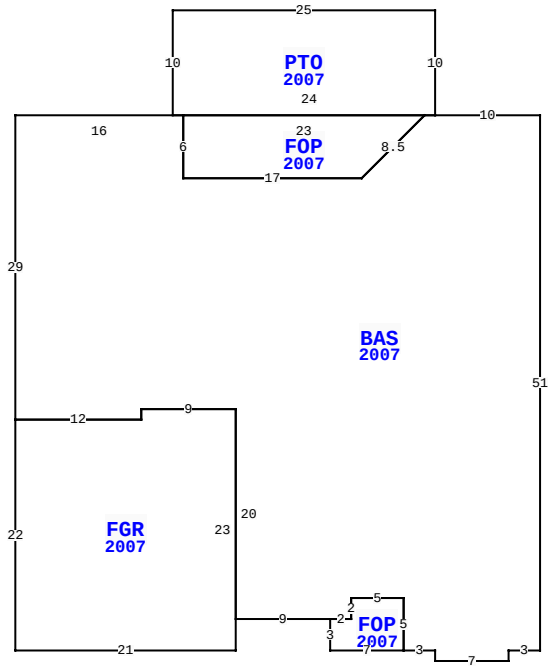
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	2007	1,908	267,843
FGR	471	55	2007	259	36,358
FOP	31	30	2007	9	1,264
FOP	120	30	2007	36	5,054
PTO	250	5	2007	12	1,685
TOTALS	2,780			2,224	312,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,224	116.2280	153.42	341,206	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 1908 HX Base Yr 2024



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

85074 APOKA CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,203
TOTAL MARKET OB/XF VALUE		46,040
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		433,243
SOH/AGL Deduction		1,075
ASSESSED VALUE		432,168
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		381,446
TOTAL JUST VALUE		433,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326893	SWIM POOL	30,300	02/01/2013
E19970	ELEC OTHER	2,000	09/01/2007
M13290	MECH OTHER	0	09/01/2007
C20391	CO ISSUED	0	08/01/2007
P12645	OTHER	0	08/01/2007
R10642	REPAIR/RRF	5,405	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1749	11/20/2023	WD	Q	I	01	539,000
GRANTOR: CASEY JOHN JOSEPH						
GRANTEE: ARTZ JASON ANDREW &						
2609/0267	12/07/2022	QC	U	I	11	100
GRANTOR: CASEY JOANN ALLEVO						
GRANTEE: CASEY JOHN JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W10 W1 D6L6 W17 N6 W16 S29 E12 N1 E9
S20 E9 E2 N2 E5 S5 E3 S1 E7 N1 E3 N51 $
FGR=[YR=2007;ORIG=-50,29] S22 E21 N23 W9 S1 W12 $
PTO=[YR=2007;ORIG=-10,0] N10 W25 S10 E1 E24 $
FOP=[YR=2007;ORIG=-34,0] S6 E17 U6R6 W23 $
FOP=[YR=2007;ORIG=-20,48] S3 E7 N5 W5 S2 W2 $
.

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	1,050.00	SF	4.00	4.00	100	2007	2007	3	87	3,654	
2	0462	ST/AL FNC	0	100	256	4	1,024.00	SF	10.00	10.00	100	2007	2007	3	44	4,506	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2013	2013	3	68	27,744	
4	0857	SANDSTONE/	0	100	0	0	620.00	SF	16.00	16.00	100	2013	2013	3	98	9,722	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	

LAND DESCRIPTION

TOTAL OB/XF 46,040

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