LOT 59
HAMPTON LAKES PHASE IV-A
OR 2343/796

COLSON HAROLD & PATRICIA
85463 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

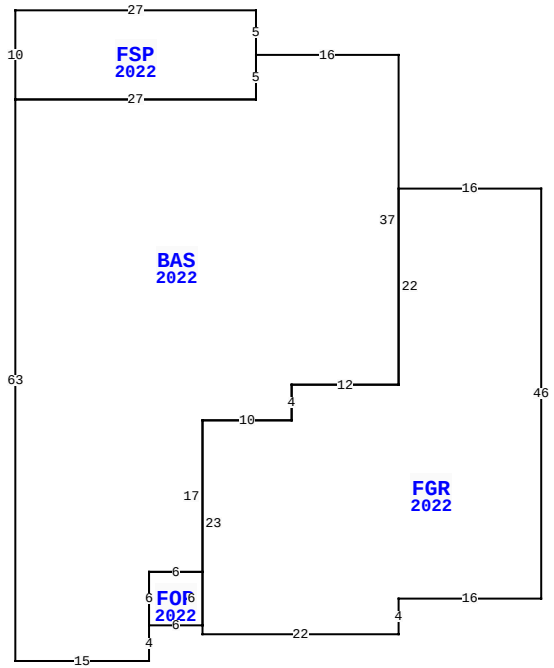
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,087	100	2022	2,087	284,448
FGR	1,312	55	2022	722	98,406
FOP	36	30	2022	11	1,499
FSP	270	40	2022	108	14,720
TOTALS	3,705			2,928	399,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,928	103.7760	136.98	401,077	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2024 Heated Area: 2087 HX Base Yr 2024



85463 APPLE CANYON CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,072
TOTAL MARKET OB/XF VALUE		7,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		481,187
SOH/AGL Deduction		5,783
ASSESSED VALUE		475,404
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		424,682
TOTAL JUST VALUE		481,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014599	CO ISSUED	0	09/26/2022
21009120	NEW CONSTR	401,791	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/1024	2/13/2025	SW	Q	I	02	650,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: COLSON HAROLD & PAT						
2768/1021	1/20/2025	WD	Q	I	01	650,000
GRANTOR: FILIPOWSKI TYLER ROBE						
GRANTEE: NATIONAL RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] N5 W27 S10 E27 N5$ S5 W27 S63 E15 N4 FOP=[YR=2022] E6 FGR=[YR=2022] S1 E22 N4 E16 N46 W16 S22 W12 S4 W10 S23 $ N6 W6 S6$ N6 E6 N17 E10 N4 E12 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	1,382.00	SF	5.20	5.20	100	2022	2022	3	99	7,115	

LAND DESCRIPTION

TOTAL OB/XF 7,115

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	000100	C	RES	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 02/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS