

LOT 60
HAMPTON LAKES PHASE IV-A
OR 2343/796

MOORE TIMOTHY & MARTHA GRIFFIETH
85455 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0060-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
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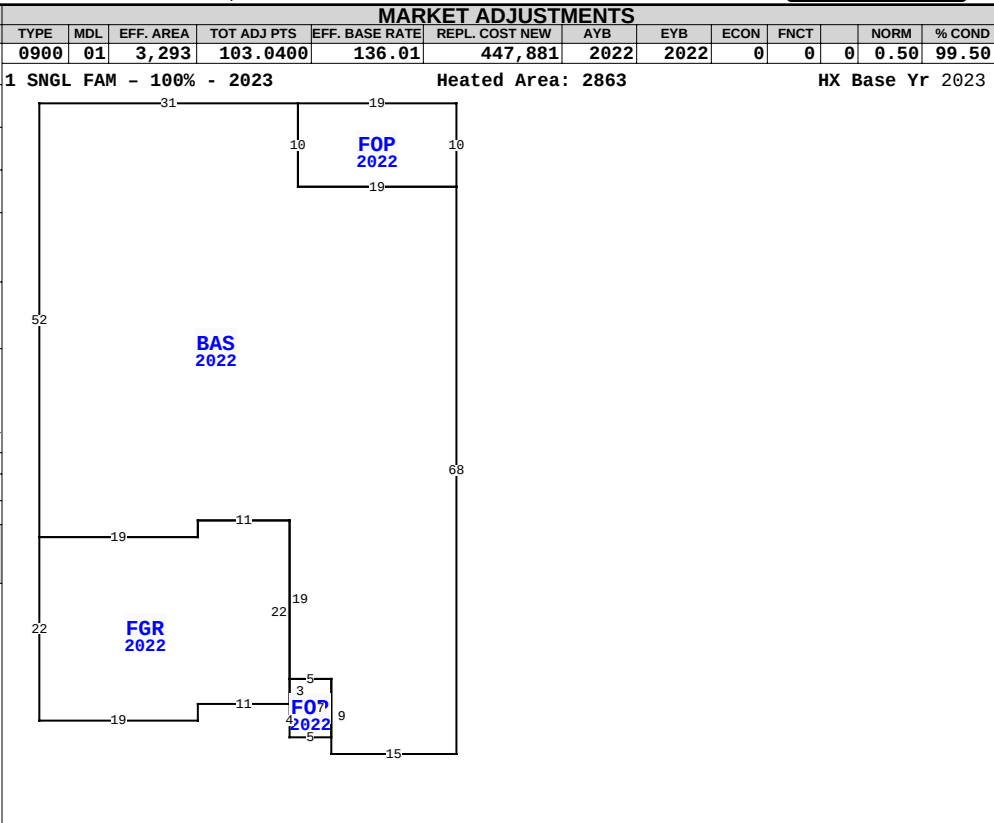
NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	387,450
FGR	660	55	2022	363	49,125
FOP	35	30	2022	10	1,353
FOP	190	30	2022	57	7,714

TOTALS	3,748			3,293	445,642
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,230.00	SF	10.00
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



85455 APPLE CANYON CT, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	0855	CONC PAVER	0	100	0	0	1,230.00	SF	10.00	10.00	100	2022	2022	3	99	12,177	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2022	2022	3	95	6,384	
3	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00	10.00	100	2022	2022	3	99	5,782	

TOTAL OB/XF										24,343							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		445,642		
TOTAL MARKET OB/XF VALUE		24,343		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		544,985		
SOH/AGL Deduction		12,092		
ASSESSED VALUE		532,893		
TOTAL EXEMPTION VALUE		HX HB	50,722	
BASE TAXABLE VALUE		482,171		
TOTAL JUST VALUE		544,985		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		523,864		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013589	CO ISSUED	0	09/06/2022
21006886	NEW CONSTR	413,492	07/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2589/1658	9/07/2022	SW	Q	I	01	585,400	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: MOORE TIMOTHY & MAR							
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									
FOP=[YR=2022] W19 BAS=[YR=2022] W31 S52 FGR=[YR=2022] S22 E19 N2 E11 FOP=[YR=2022] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.									