LOT 63
HAMPTON LAKES PHASE IV-A
OR 2343/796

PHILLIPS THOMAS & DIANA
85431 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0063-0000

NASSAU COUNTY PROPERTY

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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 100
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

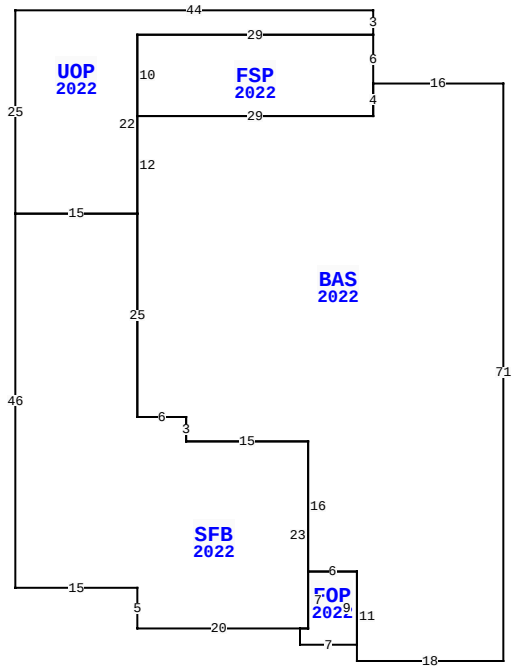
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2022	2,428	307,104
FOP	56	30	2022	17	2,150
FSP	290	40	2022	116	14,672
SFB	1,191	80	2022	953	120,539
UOP	462	20	2022	92	11,637
TOTALS	4,427			3,606	456,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,606	96.3000	127.12	458,395	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3381 HX Base Yr 2023



85431 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		456,103
TOTAL MARKET OB/XF VALUE		16,617
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		547,720
SOH/AGL Deduction		121,001
ASSESSED VALUE		426,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		375,997
TOTAL JUST VALUE		547,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014845	CO ISSUED	0	10/05/2022
21008159	NEW CONSTR	387,373	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1970	10/05/2022	SW	Q	I	02	593,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PHILLIPS THOMAS & D						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] N6 UOP=[YR=2022] N3 W44 S25 E15 N22 E29 $ W29 S10 E29 N4$ S4 W29 S12 SFB=[YR=2022] W15 S46 E15 S5 E20 FOP=[YR=2022] S2 E7 N9 W6 S7 W1$ E1 N23 W15 N3 W6 N25$ S25 E6 S3 E15 S16 E6 S11 E18 N71$.

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	1,342.00	SF	5.20	5.20	100	2022	2022	3	99	6,909	
2	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2022	2022	3	95	9,120	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 16,617

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