LOT 65
HAMPTON LAKES PHASE IV-A
OR 2343/796

COLE PATRICIA G & PETER
85415 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0065-0000

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 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

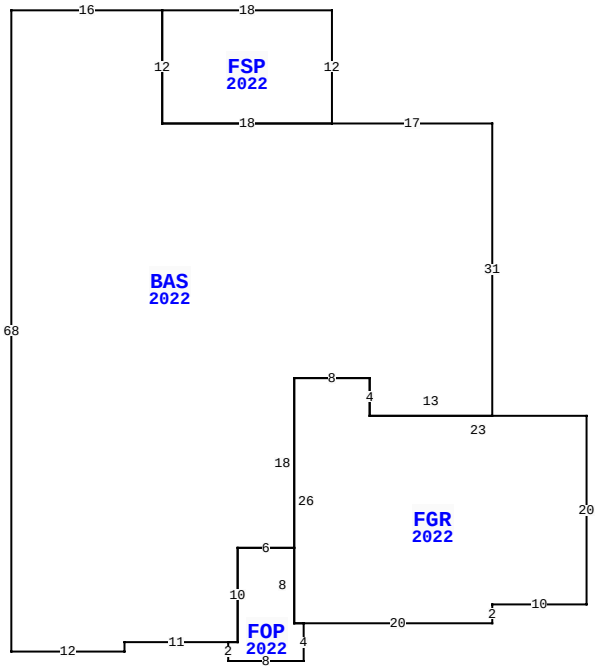
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100	2022	2,413	327,703
FGR	694	55	2022	382	51,878
FOP	78	30	2022	23	3,123
FSP	216	40	2022	86	11,679
TOTALS	3,401			2,904	394,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,904	103.4000	136.49	396,367	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 2413 HX Base Yr 2025



85415 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		394,385
TOTAL MARKET OB/XF VALUE		6,167
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		475,552
SOH/AGL Deduction		0
ASSESSED VALUE		475,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		424,830
TOTAL JUST VALUE		475,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014547	CO ISSUED	0	09/23/2022
21007883	NEW CONSTR	385,315	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2594/0912	9/30/2022	SW	Q	I	01	583,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COLE PATRICIA G & P						
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] W17 FSP=[YR=2022] N12 W18 S12 E18$ W18 N12 W16 S68 E12 N1 E11 FOP=[YR=2022] S2 E8 N4 FGR=[YR=2022] E20 N2 E10 N20 W23 N4 W8 S26 E1$ W1 N8 W6 S10 W1$ E1 N10 E6 N18 E8 S4 E13 N31$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	1,198.00	SF	5.20	5.20	100	2022	2022	3	99	6,167	

LAND DESCRIPTION

TOTAL OB/XF 6,167

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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