LOT 66
HAMPTON LAKES PHASE IV-A
OR 2343/796

THORNTON STEPHEN W & NELWYN D
85407 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0066-0000

BUILDING CHARACTERISTICS

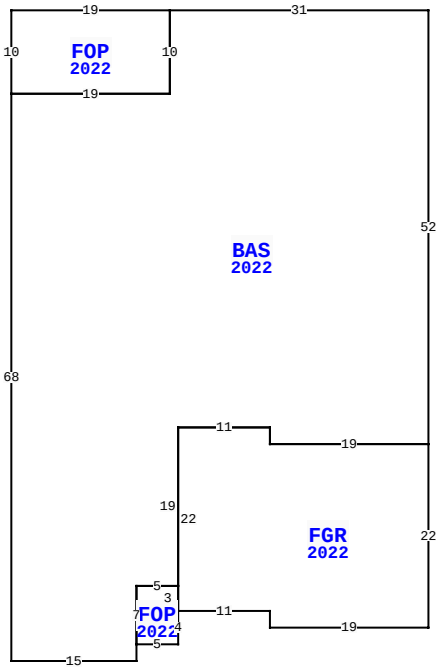
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	381,923
FGR	660	55	2022	363	48,424
FOP	35	30	2022	10	1,334
FOP	190	30	2022	57	7,604
TOTALS	3,748			3,293	439,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,293	101.5680	134.07	441,493	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2863 HX Base Yr 2023



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

85407 APPLE CANYON CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		439,286
TOTAL MARKET OB/XF VALUE		9,910
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		524,196
SOH/AGL Deduction		13,149
ASSESSED VALUE		511,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		460,325
TOTAL JUST VALUE		524,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005566	CO ISSUED	0	04/11/2022
21005545	NEW CONSTR	413,492	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0145	4/11/2022	SW	Q	I	01	527,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: THORNTON STEPHEN WA						
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] W31 FOP=[YR=2022] W19 S10 E19 N10$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22$ N3 W5 S7$ N7 E5 N19 E11 S2 E19 N52$.

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	0855	CONC PAVER	0	100	0	0	1,001.00	SF	10.00	10.00	100	2022	2022	3	99	9,910	

LAND DESCRIPTION

TOTAL OB/XF 9,910

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	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 06/28/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS