

TRACT E
OPEN SPACE
HAMPTON LAKES PHASE V-A

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE STE 114
ST AUGUSTINE, FL 32092

2025

13-2N-27-0724-000E-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY		STANDARD							
																		Tax Group: 4		Tax Dist:							
																		BUILDING MARKET VALUE		0							
																		TOTAL MARKET OB/XF VALUE		0							
																		TOTAL LAND VALUE - MARKET		100							
																		TOTAL MARKET VALUE		100							
																		SOH/AGL Deduction		0							
																		ASSESSED VALUE		100							
																		TOTAL EXEMPTION VALUE		0							
																		BASE TAXABLE VALUE		100							
																		TOTAL JUST VALUE		100							
																		NCON VALUE		0							
																		INCOME VALUE		0							
																		PREVIOUS YEAR MKT VALUE		100							
DOR CODE						0005 COMMON S/D LANDS										PERMIT NUM				DESCRIPTION		AMT		ISSUED			
MAP NUM																											
NEIGHBORHOOD/LOC						4077.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						85321 STONEHURST PKWY, FERNANDINA BEACH																					
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												
LAND DESCRIPTION						TOTAL OB/XF										0											
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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100										
REVIEW DATE 01/07/2021 BY HG Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		100	
TOTAL MARKET VALUE		100	
SOH/AGL Deduction		0	
ASSESSED VALUE		100	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		100	
TOTAL JUST VALUE		100	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		100	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1828	6/24/2021	QC	U	V	11	100
GRANTOR: AW VENTURE II LLC						
GRANTEE: AMELIA WALK COMMUNI						

BUILDING NOTES	

BUILDING DIMENSIONS	