LOT 164
HAMPTON LAKES PHASE V-B
OR 2445/712

ARCE RUBEN J & SAMANTHA DUANE
84577 GREYLOCK CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0164-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

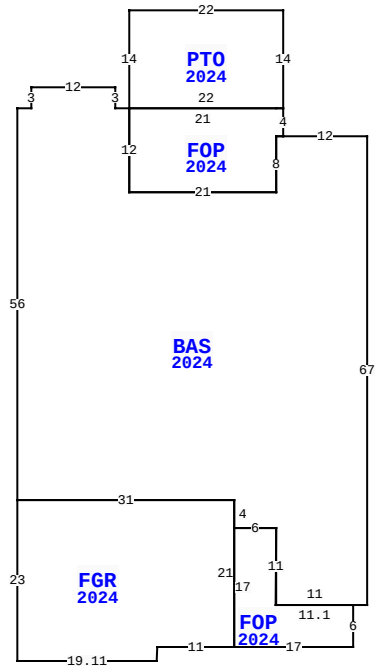
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,751	100	2024	2,751	427,230
FGR	691	55	2024	380	59,014
FOP	168	30	2024	50	7,765
FOP	256	30	2024	77	11,958
PTO	308	5	2024	15	2,330
TOTALS	4,174			3,273	508,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,273	117.6496	155.30	508,297	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2751 HX Base Yr 2024



84577 GREYLOCK 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		508,297
TOTAL MARKET OB/XF VALUE		15,693
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		598,990
SOH/AGL Deduction		10,167
ASSESSED VALUE		588,823
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		533,101
TOTAL JUST VALUE		598,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011901	IN-GROUND SWIMMIN	51,440	10/23/2024
230006295			05/16/2023
22010922	NEW CONSTR	446,414	07/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/92	5/19/2023	WD	Q	I	01	738,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ARCE RUBEN J & SAMA						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

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	1,004.00	SF	5.20	5.20	100	2024	2023		100	5,221	
2	0462	ST/AL FNC	0	100	0	0	1,008.00	SF	10.00	10.00	100	2024	2023		98	9,878	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,11] E2 N3 E12 S3 E2 S12 E21 N8 E1 E12 S67 W2 W11 N11 W6 N4 W31 N56 $
FGR=[YR=2024;ORIG=10,67] E31 S21 W11 D2L0.1 W19.11 N23 $
FOP=[YR=2024;ORIG=41,71] E6 D11L0.1 E11.1 S6 W17 N17 $
FOP=[YR=2024;ORIG=26,11] E21 E1 S4 W1 S8 W21 N12 $
PTO=[YR=2024;ORIG=48,11] W22 N14 E22 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,693

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 06/12/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS