LOT 40
IN OR 1554/1752
HAMPTON LAKES #1 PB 7/252

WHITE TEDDY M & HOPE M
85057 APOKA COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

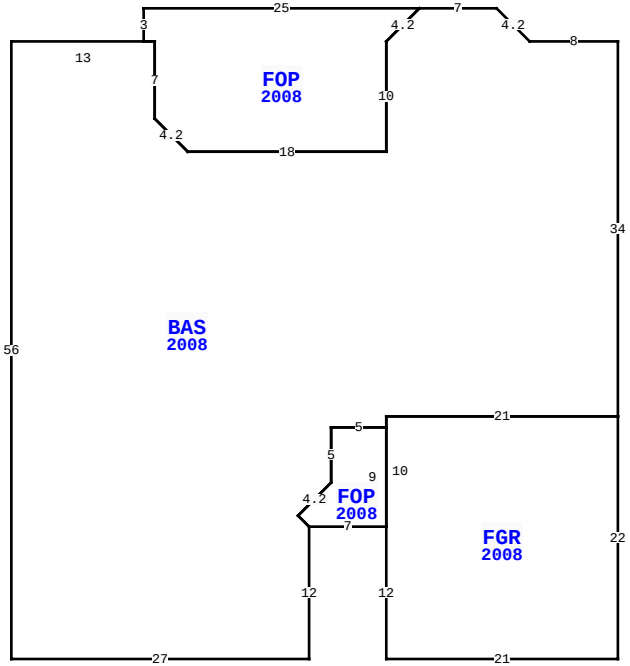
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100	2008	2,307	308,276
FGR	462	55	2008	254	33,941
FOP	52	30	2008	16	2,138
FOP	276	30	2008	83	11,091
TOTALS	3,097			2,660	355,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,660	105.0624	146.04	388,466	2008	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2009 Heated Area: 2307 HX Base Yr 2009



85057 APOKA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		355,446
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		433,596
SOH/AGL Deduction		233,052
ASSESSED VALUE		200,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,133
TOTAL JUST VALUE		433,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13416	MECH OTHER	0	11/01/2007
C20617	CO ISSUED	204,138	10/01/2007
E20157	ELEC OTHER	2,000	10/01/2007
R10768	REPAIR/RRF	5,635	10/01/2007
P12770	OTHER	0	10/01/2007
B20617	NEW CONSTR	204,138	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1752	3/10/2008	WD	Q	I		265,300

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: WHITE TEDDY M & HOP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 U3 L3 W7 FOP=[YR=2008] W25 S3 E1 S7 D3 R3 E18 N10 U3 R3 $ D3 L3 S10 W18 U3 L3 N7 W13 S56 E27 N12 FOP=[YR=2008] E7 FGR=[YR=2008] S12 E21 N22 W21 S10$ N9 W5 S5 D3 L3 D1 R1 $ U1 L1 U3 R3 N5 E5 N1 E21 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	000135	C	RES NATURAL	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 10/28/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS