LOT 44
IN OR 1554/1540
ESMT PT OR 1521/1562

STEADMAN SCOTT & PAMELA
85060 APOKA COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0044-0000

BUILDING CHARACTERISTICS

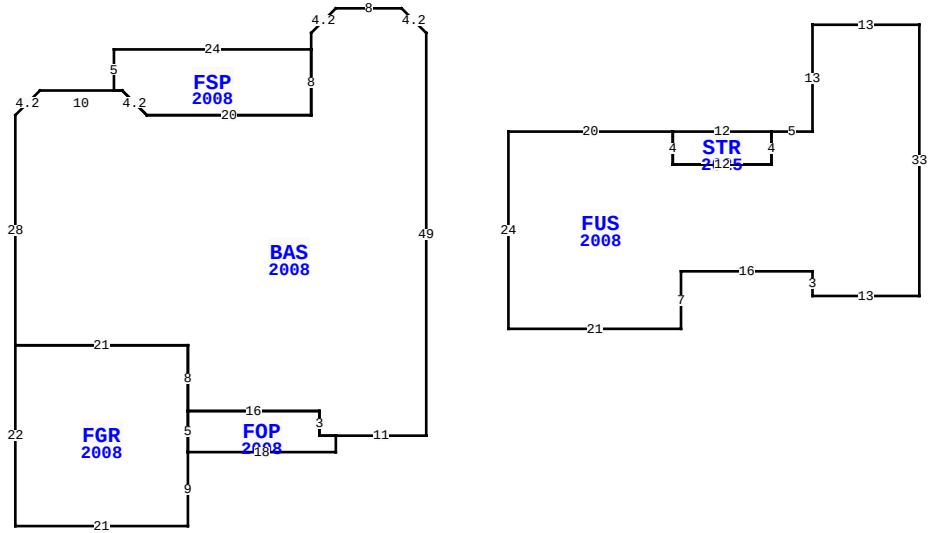
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,883	100	2008	1,883	244,557
FGR	462	55	2008	254	32,988
FOP	84	30	2008	25	3,247
FSP	185	40	2008	74	9,611
FUS	1,157	100	2008	1,157	150,267
STR	48	10	2025	5	650
TOTALS	3,819			3,398	441,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,398	101.5588	141.17	479,696	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2009 Heated Area: 3040 HX Base Yr 2009



85060 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		441,320
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,470
SOH/AGL Deduction		246,929
ASSESSED VALUE		272,541
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,130
TOTAL JUST VALUE		519,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20120	ELEC OTHER	2,000	10/01/2007
M13335	MECH OTHER	0	10/01/2007
C20424	CO ISSUED	0	08/01/2007
P12677	OTHER	0	08/01/2007
R10655	REPAIR/RRF	5,750	08/01/2007
B20424	NEW CONSTR	271,580	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1540	3/10/2008	WD	Q	I		311,000

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: STEADMAN SCOTT & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] U3L3 W8 D3L3 S2 S8 W20 U3L3 W10 D3L3 S28 E21 S8 E16 S3 E2 E11 N49 $
FUS=[YR=2008;ORIG=10,12] E20 S4 E12 N4 E5 N13 E13 S33 W13 N3 W16 S7 W21 N24 $
FGR=[YR=2008;ORIG=-50,38] S22 E21 N9 N5 N8 W21 $
FSP=[YR=2008;ORIG=-14,2] W24 S5 E1 D3R3 E20 N8 $
FOP=[YR=2008;ORIG=-29,51] E18 N2 W2 N3 W16 S5 $
PTR=[ORIG=0,0] E30 W30 $
STR=[YR=2025;ORIG=30,12] E12 S4 W12 N4 $
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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	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 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