LOT 67
HAMPTON LAKES PHASE IV-A
OR 2343/796

CHAMPAGNE CINDY D & GREG
85418 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0067-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

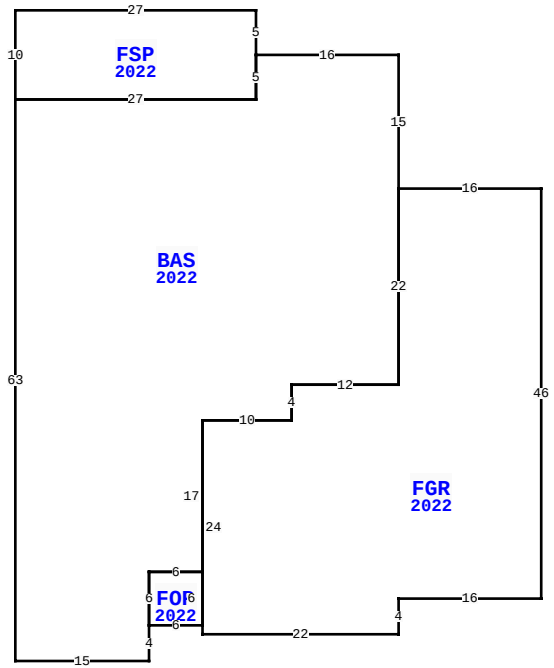
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2022	2,087	302,874
FGR	1,312	55	2022	722	104,780
FOP	36	30	2022	11	1,596
FSP	270	40	2022	108	15,674
TOTALS	3,705			2,928	424,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,928	105.4633	146.59	429,216	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2087 HX Base Yr 2023



85418 APPLE CANYON 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		424,924
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		499,924
SOH/AGL Deduction		0
ASSESSED VALUE		499,924
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		443,513
TOTAL JUST VALUE		499,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013634	CO ISSUED	0	09/07/2022
21007388	NEW CONSTR	351,625	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/1405	9/09/2022	SW	Q	I	01	556,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CHAMPAGNE CINDY D &						
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

FGR=[YR=2022] W16 BAS=[YR=2022] N15 W16 FSP=[YR=2022] N5 W27 S10 E27 N5$ S5 W27 S63 E15 N4 FOP=[YR=2022] E6 N6W6 S6$ N6 E6 N17 E10 N4 E12 N22$ S22 W12 S4 W10 S24 E22 N4 E16 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS