LOT 69
HAMPTON LAKES PHASE IV-A
OR 2343/796

MCPHERSON PATTI LYNN/MCPHERSON NANCY POWERS ET AL
85434 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0723-0069-0000**

## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 |

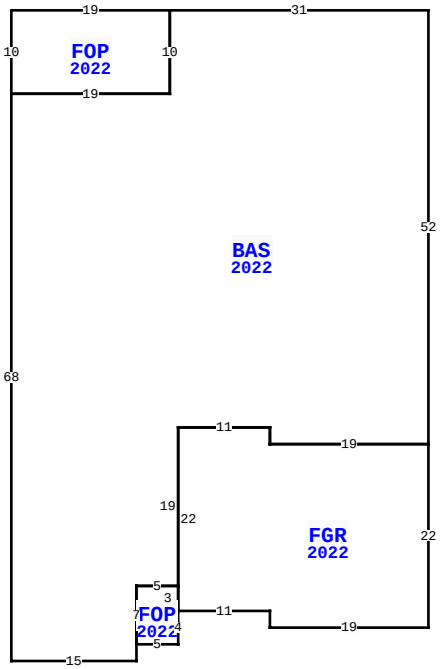
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,863 | 100 | 2022 | 2,863 | 420,082 |
| FGR | 660 | 55 | 2022 | 363 | 53,262 |
| FOP | 35 | 30 | 2022 | 10 | 1,467 |
| FOP | 190 | 30 | 2022 | 57 | 8,364 |
| TOTALS | 3,748 | | | 3,293 | 483,175 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,293 | 106.6280 | 148.21 | 488,056 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM 100% - 2024 Heated Area: 2863 HX Base Yr 2024




85434 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 | | 483,175 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 558,175 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 558,175 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 506,764 |
| TOTAL JUST VALUE | | 558,175 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 572,055 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22012192 | CO ISSUED | 0 | 08/29/2022 |
| 21007702 | NEW CONSTR | 413,492 | 09/01/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2611/0086 | 12/22/2022 | SW | Q | I | 01 | 549,600 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: MCPHERSON PATTI LYN | | | | | | |
| 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

BAS=[YR=2022] W31 FOP=[YR=2022] W19 S10 E19 N10$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22$ N3 W5 S7$ N7 E5 N19 E11 S2 E19 N52$.

### 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