LOT 70
HAMPTON LAKES PHASE IV-A
OR 2343/796

JOHNSON QUENTIN/
85442 APPLE CANYON COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0070-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

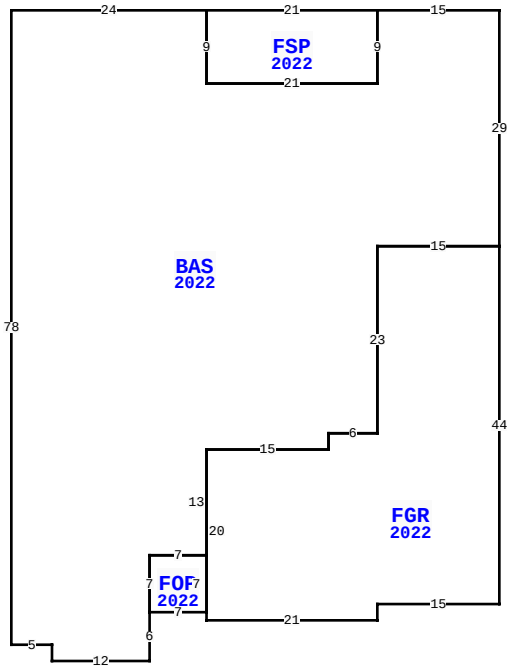
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,187	100	2022	3,187	419,980
FGR	1,113	55	2022	612	80,648
FOP	49	30	2022	15	1,977
FSP	189	40	2022	76	10,015
TOTALS	4,538			3,890	512,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,890	95.7600	133.11	517,798	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 3187 HX Base Yr 2023



85442 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		512,620
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		587,620
SOH/AGL Deduction		51,778
ASSESSED VALUE		535,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		484,431
TOTAL JUST VALUE		587,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012767	CO ISSUED	0	08/19/2022
21006533	NEW CONSTR	481,440	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/19/2022	CN	Q	I	01	629,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JOHNSON QUENTIN						
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] W15 FSP=[YR=2022] W21 S9 E21 N9$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2022] E7 FGR=[YR=2022] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20$ N7 W7 S7$ N7 E7 N13 E15 N2 E6 N23 E15 N29$.

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