LOT 162
HAMPTON LAKES PHASE V-B
OR 2445/712

ANDERSON BILLIE & STEVEN JR
84574 GREYLOCK COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0162-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

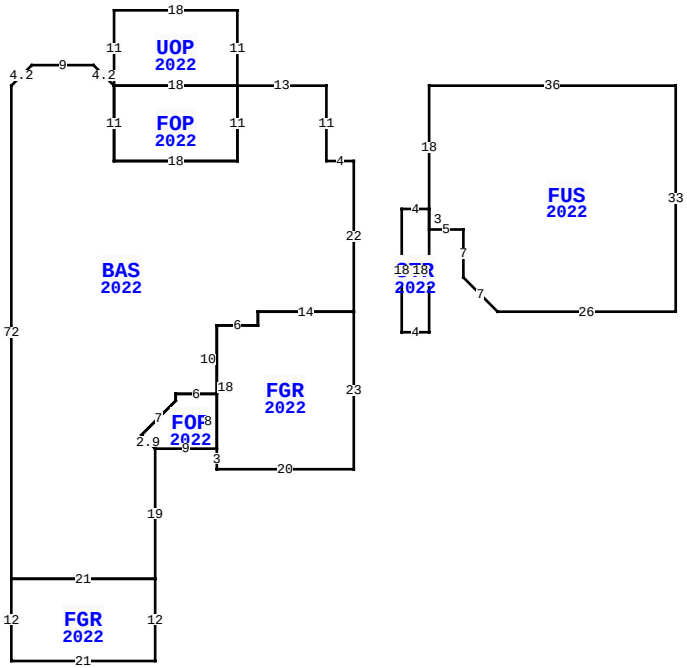
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2022	2,387	390,578
FGR	252	55	2022	139	22,744
FGR	448	55	2022	246	40,252
FOP	69	30	2022	21	3,436
FOP	198	30	2022	59	9,654
FUS	1,116	100	2022	1,116	182,607
STR	72	10	2022	7	1,145
UOP	198	20	2022	40	6,545
TOTALS	4,740			4,015	656,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,015	118.9100	165.28	663,599	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 3503 HX Base Yr 2023



84574 GREYLOCK 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		656,963
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		731,963
SOH/AGL Deduction		199,480
ASSESSED VALUE		532,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		481,072
TOTAL JUST VALUE		731,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016314	CO ISSUED	0	10/31/2022
21010978	NEW CONSTR	569,705	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0847	11/09/2022	WD	Q	I	01	674,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ANDERSON BILLIE & S						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 UOP=[YR=2022] N11 W18 S11 E18$
FOP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 U3 L3 W9 L3 D3
S72 FGR=[YR=2022] S12 E21 N12 W21$ E21 N19 FOP=[YR=2022] E9
FGR=[YR=2022] S3 E20 N23 W14 S2 W6 S18$ N8 W6 S1 L5 D5 R2
D2 $ U2 L2 R5 U5 N1 E6 N10 E6 N2 E14 N22 W4 N11$ PTR=E15
FUS=[YR=2022] S18 STR=[YR=2022] W4 S18 E4 N18$ S3 E5 S7 R5
D5 E26 N33 W36$ W15$.

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 02/15/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS