LOT 164
HAMPTON LAKES PHASE V-B
OR 2445/712

PAPADAKOS SUZANNE H & ALEXANDER P
84577 GREYLOCK COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0164-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

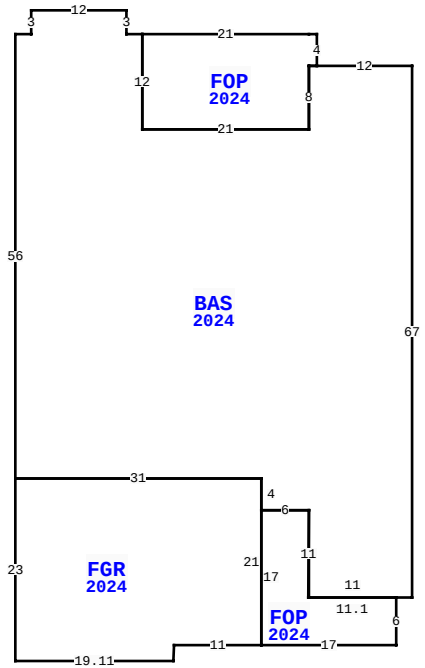
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	2,751	100	2024	2,751	447,622
FGR	691	55	2024	380	61,830
FOP	168	30	2024	50	8,136
FOP	256	30	2024	77	12,529
TOTALS	3,866			3,258	530,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,258	117.6496	163.53	532,781	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2751 HX Base Yr 2024



84577 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		530,117
TOTAL MARKET OB/XF VALUE		59,072
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		664,189
SOH/AGL Deduction		2,687
ASSESSED VALUE		661,502
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		605,091
TOTAL JUST VALUE		664,189
NCON VALUE		59,072
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009603	BUILD AND INSTALL	10,690	08/26/2025
SP240011901	IN-GROUND SWIMMIN	51,440	10/23/2024
230006295			05/16/2023
22010922	NEW CONSTR	446,414	07/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645013875	4/30/2026	WD	Q	I	01	735,000
GRANTOR: ARCE RUBEN J & SAMANT						
GRANTEE: PAPADAKOS SUZANNE H						
2645/92	5/19/2023	WD	Q	I	01	738,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ARCE RUBEN J & SAMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,11] E2 N3 E12 S3 E2 S12 E21 N8 E1 E12 S67 W2 W11 N11 W6 N4 W31 N56 $
FGR=[YR=2024;ORIG=10,67] E31 S21 W11 D2L0.1 W19.11 N23 $
FOP=[YR=2024;ORIG=26,11] E21 E1 S4 W1 S8 W21 N12 $
FOP=[YR=2024;ORIG=41,71] E6 D11L0.1 E11.1 S6 W17 N17 $
.

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
4	0912	SCRN RM G	0	100	24	18	432.00	SF	21.00	21.00	100	2026	2025		100	9,072	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 59,072

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 06/12/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS