LOT 61
IN OR 1596/514
HAMPTON LAKES #1 PB 7/252

ANDERSON JON E & KIMBERLY D
85025 BABCOCK COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

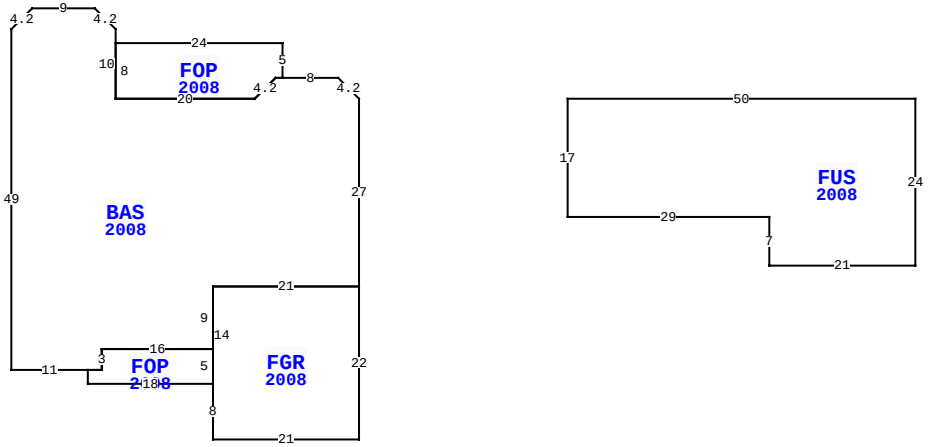
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	218,370
FGR	462	55	254	29,629
FOP	84	30	25	2,916
FOP	185	30	56	6,533
FUS	997	100	997	116,301
TOTALS	3,600		3,204	373,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,204	105.0640	124.76	399,731	2008	2008	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 2869 HX Base Yr



BLD DATE	02/05/2009	RK	LGL DATE
XF DATE	02/05/2009	RK	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85025 BABCOCK CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	373,748
TOTAL MARKET OB/XF VALUE	2,827
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	451,575
SOH/AGL Deduction	86,914
ASSESSED VALUE	364,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,661
TOTAL JUST VALUE	451,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21680	CO ISSUED	234,432	11/25/2008
E21219	ELEC OTHER	2,000	09/01/2008
M14097	MECH OTHER	0	08/01/2008
B21680	NEW CONSTR	234,432	07/01/2008
R11406	REPAIR/RRF	6,040	07/01/2008
P13373	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/0514	12/09/2008	WD	Q	I		294,700

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: ANDERSON JON E & KI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 FOP=[YR=2008] N5 W24 S8 E20 U3 R3 E1 $ W1 D3 L3 W20 N10 U3 L3 W9 D3 L3 S49 E11 FOP=[YR=2008] S2 E18 FGR=[YR=2008] S8 E21 N22 W21 S14 $ N5 W16 S3 W2 $ E2 N3 E16 N9 E21 N27 $ PTR= E30 FUS=[YR=2008] E50 S24 W21 N7 W29 N17 $ W30 $.

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
1	0811	CONCRETE B	0	0	0	0	604.00	SF	5.20	5.20	100	2008	2008	3	90	2,827	

LAND DESCRIPTION

TOTAL OB/XF 2,827

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	000133	C	SFR LAKE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/21/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS