LOT 64
IN OR 2203/834
HAMPTON LAKES #1 PB 7/252

SAGER WAYNE
85055 BABCOCK COURT
FERNANDINA BEACH, FL 32034

**2023**

**13-2N-27-0720-0064-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

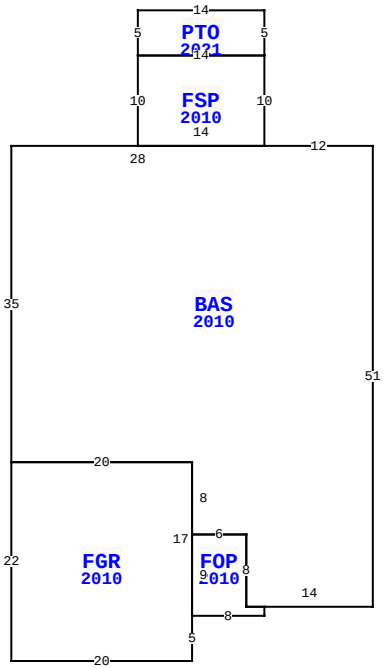
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,672 | 100 | 1,672 | 205,764 |
| FGR | 440 | 55 | 242 | 29,782 |
| FOP | 56 | 30 | 17 | 2,092 |
| FSP | 140 | 40 | 56 | 6,892 |
| PTO | 70 | 5 | 4 | 493 |
| TOTALS | 2,378 | | 1,991 | 245,022 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,991 | 110.2500 | 130.92 | 260,662 | 2010 | 2010 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 100% - 2019 Heated Area: 1672 HX Base Yr 2019




85055 BABCOCK CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 245,022 |
| TOTAL MARKET OB/XF VALUE | | 5,957 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 325,979 |
| SOH/AGL Deduction | | 119,548 |
| ASSESSED VALUE | | 206,431 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 156,431 |
| TOTAL JUST VALUE | | 325,979 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 267,352 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21004816 | ADDITION | 1,794 | 04/19/2021 |
| C23149 | CO ISSUED | 0 | 03/22/2010 |
| E22369 | TEMP POLE | 0 | 01/01/2010 |
| M15013 | MECH OTHER | 0 | 01/01/2010 |
| B23149 | NEW CONSTR | 228,476 | 12/01/2009 |
| P14073 | OTHER | 0 | 12/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2203/0834 | 6/12/2018 | PR | Q | I | 01 | 238,000 |
| GRANTOR: QUERY CAROLYN PR CASS | | | | | | |
| GRANTEE: SAGER WAYNE | | | | | | |
| 1732/1356 | 4/05/2011 | WD | U | I | 30 | 181,000 |
| GRANTOR: QUERY CAROLY C (GUARD | | | | | | |
| GRANTEE: CASSELS WILLIAM R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W12 FSP=[YR=2010] N10 PTO=[YR=2021] N5 W14 S5 E14$ W14 S10 E14 $ W28 S35 FGR=[YR=2010] S22E20 N5 FOP=[YR=2010] E8 N1 W2 N8 W6S9 $ N17 W20 $ E20 S8 E6 S8 E14 N51 $.

## 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 | 100 | 0 | 0 | 583.00 | SF | 5.20 | 5.20 | 100 | 2010 | 2010 | 3 | 92 | 2,789 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 5 | 14 | 70.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 97 | 1,188 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 198.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 1,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,957

| 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 11/04/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS