

LOT 9
HAMPTON LAKES PHASE 3
OR 2229/288

PHILLIPS TERRY C & COOPER HAROLD S
85629 BANBURY COURT
FERNANDINA BEACH, FL 32034

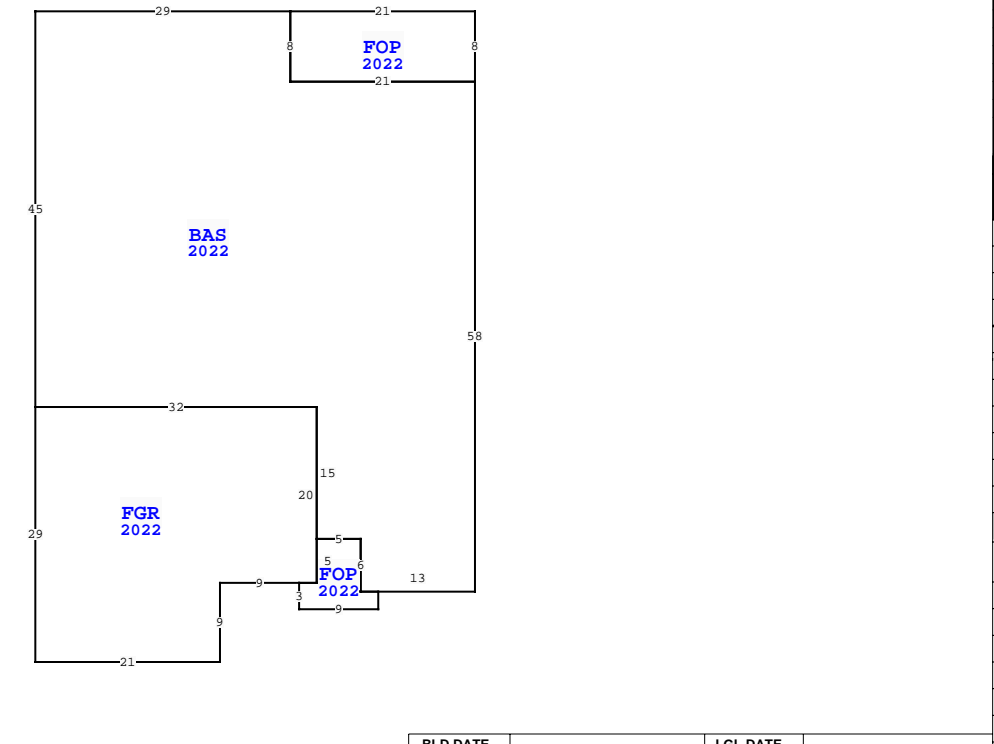
2023

13-2N-27-0722-0009-0000

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/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,951	105.2800	125.02	368,934	2022	2022	0	0	0.00	100.00	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				368,934
TOTAL MARKET OB/XF VALUE				16,160
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				460,094
SOH/AGL Deduction				179,115
ASSESSED VALUE				280,979
TOTAL EXEMPTION VALUE		HX HB		50,000
BASE TAXABLE VALUE				230,979
TOTAL JUST VALUE				460,094
NCON VALUE				378,802
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				65,000



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4085.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	303,799
FGR	829	55	456	57,009
FOP	50	30	15	1,875
FOP	168	30	50	6,251
TOTALS	3,477		2,951	368,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007001	CO ISSUED	0	05/05/2022
21005506	NEW CONSTR	365,772	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0941	5/10/2022	SW Q		I	02	514,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PHILLIPS TERRY C &						
2246/1096	12/31/2018	SW U	V		37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES															
L N	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	0855	CONC PAVR	0	100	0	0		10.00	100	2022	2022	3	100	16,160	

85629 BANBURY CT, FERNANDINA BEACH										BLD DATE		LGL DATE	06/13/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E9 FOP=[YR=2022] S3 E9 N2 W2 N6 W5 S5 W2\$ E2 N20 W32\$ E32 S15 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								