

LOT 19
HAMPTON LAKES PHASE 3
OR 2229/288

KILMAIN DORIS/KILMAIN WILLIAM P
85622 BANBURY CT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	31	HARDIE BRD 100	0900	01	3,191	112.2400	133.28	425,296	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2685																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 100														Tax Group: 4										Tax Dist:									
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE										425,296									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE										17,330									
Bedrooms		4 100														TOTAL LAND VALUE - MARKET										75,000									
Bathrooms		2.5 100														TOTAL MARKET VALUE										517,626									
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										0									
Stories	1.	1. 100														ASSESSED VALUE										517,626									
Units	0	0 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Occupancy	00	NONE 100														BASE TAXABLE VALUE										467,626									
			TOTAL JUST VALUE										517,626																						
			NCON VALUE										442,626																						
			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	2,685	100	2,685	357,857																															
FGR	626	55	344	45,848																															
FOP	260	30	78	10,396																															
FSP	209	40	84	11,196																															
TOTALS			3,780		3,191	425,296																													
EXTRA FEATURES			85622 BANBURY CT, FERNANDINA BEACH																																
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 PAVER	0	100	0	0			1,145.00	SF	10.00	10.00	100	2022	2022	3	100	11,450																	
2	0462	ST/AL FNC	0	100	0	0			528.00	SF	10.00	10.00	100	2022	2022	3	100	5,280																	
3	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2022	2022	3	100	600																	
																	TOTAL OB/XF		17,330																
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																		
REVIEW DATE 06/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			