

LOT 7
HAMPTON LAKES PHASE 3
OR 2229/288

WALKER LINDA L
85601 BANBURY COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	4085.0100	

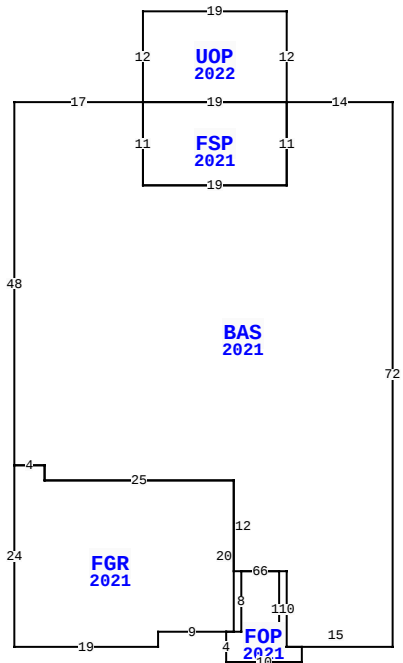
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,685	100	2,685	348,400
FGR	626	55	344	44,637
FOP	84	30	25	3,244
FSP	209	40	84	10,899
UOP	228	20	46	5,969
TOTALS	3,832		3,184	413,149

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	1,005.00	SF	10.00	10.00	100	2021	2021	3	99	9,950	

LAND DESCRIPTION			TOTAL OB/XF 9,950													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 12/29/2021 BY NW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,184	104.3280	130.41	415,225	2021	2021	0	0
1 SNGL FAM - 100% - 2022									
Heated Area: 2685									
HX Base Yr 2022									
85601 BANBURY CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023 MLU									



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	413,149		
TOTAL MARKET OB/XF VALUE	9,950		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	498,099		
SOH/AGL Deduction	75,000		
ASSESSED VALUE	423,099		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	373,099		
TOTAL JUST VALUE	498,099		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	479,516		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2101738	CO ISSUED	0	12/16/2021
21002153	NEW CONSTR	393,290	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0363	12/10/2021	SW	Q	I	01	478,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WALKER LINDA L						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11\$																
UOP=[YR=2022] N12 W19 S12 E19\$ S11 W19 N11 W17 S48																
FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S4 E10 N2 W2 N10																
W6 S8 W2\$ E1 N20 W25 N2 W4\$ E4 S2 E25 S12 E6 S10 E15 N72\$.																