

LOT 9
HAMPTON LAKES PHASE 3
OR 2229/288

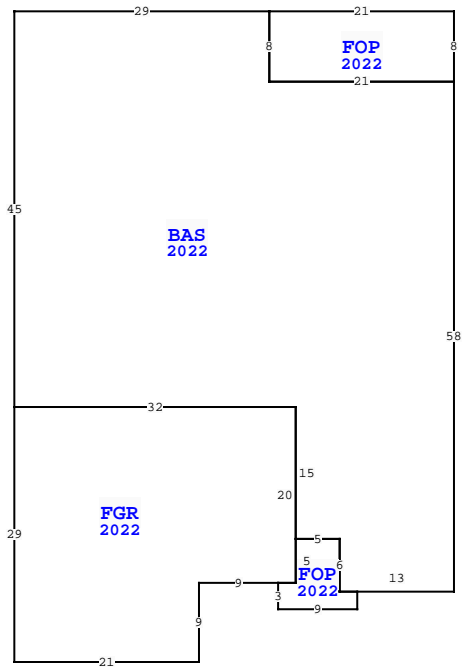
PHILLIPS TERRY C & COOPER HAROLD S
85629 BANBURY COURT
FERNANDINA BEACH, FL 32034

2024

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	2,430	100	2,430
FGR	829	55	456
FOP	50	30	15
FOP	168	30	50
TOTALS	3,477		2,951
			388,352

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	131.60	388,352	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2430	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			388,352
TOTAL MARKET OB/XF VALUE			16,160
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			479,512
SOH/AGL Deduction			190,104
ASSESSED VALUE			289,408
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			239,408
TOTAL JUST VALUE			479,512
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,094

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	1,616.00	SF	10.00	10.00	100	2022	2022	3	100	16,160	

85629 BANBURY CT, FERNANDINA BEACH

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

BUILDING NOTES	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							