LOT 11
HAMPTON LAKES PHASE 3
OR 2229/288

WEIDEMAN SUSAN R & TODD E
85657 BANBURY COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0011-0000

BUILDING CHARACTERISTICS

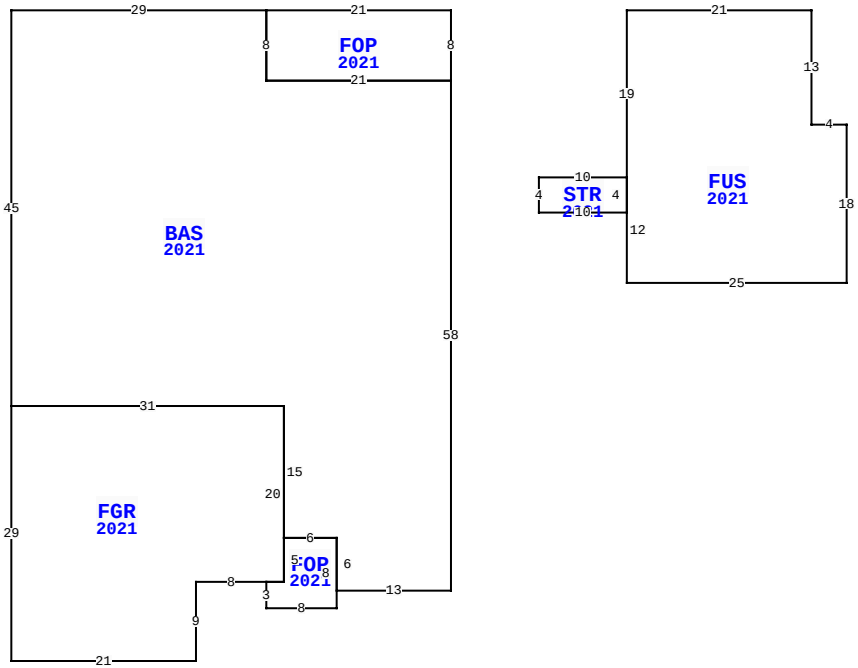
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,445	100	2,445	304,341
FGR	809	55	445	55,392
FOP	54	30	16	1,992
FOP	168	30	50	6,224
FUS	723	100	723	89,995
STR	40	10	4	498
TOTALS	4,239		3,683	458,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,683	100.0800	125.10	460,743	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 3168 HX Base Yr 2022



85657 BANBURY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		458,439
TOTAL MARKET OB/XF VALUE		18,196
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		551,635
SOH/AGL Deduction		102,315
ASSESSED VALUE		449,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,320
TOTAL JUST VALUE		551,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000217	CO ISSUED	0	01/05/2022
21006547	NEW CONSTR	456,264	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0698	12/30/2021	SW	Q	I	01	537,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WEIDEMAN SUSAN R &						
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

BUILDING DIMENSIONS

FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S3 E8 N8 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$ PTR=E20 FUS=[YR=2021] S19 STR=[YR=2021] W10 S4 E10 N4$ S12 E25 N18 W4 N13 W21$ W20$.

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	0855	CONC PAVER	0	100	0	0	1,838.00	SF	10.00	10.00	100	2021	2021	3	99	18,196	

LAND DESCRIPTION

TOTAL OB/XF 18,196

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	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							

REVIEW DATE 12/29/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS