LOT 12
HAMPTON LAKES PHASE 3
OR 2229/288

FLICK STEVEN & STACI
85671 BANBURY CT
FERNANDINA BEACH, FL 32034

**2024**

**13-2N-27-0722-0012-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

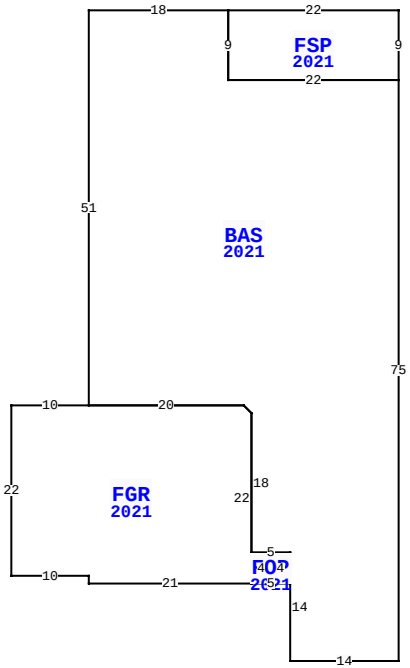
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,400 | 100 | 2,400 | 318,177 |
| FGR | 703 | 55 | 387 | 51,306 |
| FOP | 20 | 30 | 6 | 795 |
| FSP | 198 | 40 | 79 | 10,473 |
| TOTALS | 3,321 | | 2,872 | 380,752 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,872 | 106.5960 | 133.24 | 382,665 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2400 HX Base Yr 2022




85671 BANBURY CT, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 380,752 |
| TOTAL MARKET OB/XF VALUE | | 13,929 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 469,681 |
| SOH/AGL Deduction | | 135,029 |
| ASSESSED VALUE | | 334,652 |
| TOTAL EXEMPTION VALUE | WX HX HB | 55,000 |
| BASE TAXABLE VALUE | | 279,652 |
| TOTAL JUST VALUE | | 469,681 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 452,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21016588 | CO ISSUED | 0 | 12/01/2021 |
| 21005929 | NEW CONSTR | 353,552 | 05/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2705/1616 | 4/12/2024 | WD | Q | I | 01 | 680,000 |
| GRANTOR: MCCARRAGHER DEBORAH L | | | | | | |
| GRANTEE: FLICK STEVEN & STAC | | | | | | |
| 2518/1232 | 12/01/2021 | SW | Q | I | 02 | 442,500 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: MCCARAGHER DEBORAH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2021] W22 BAS=[YR=2021] W18 S51 FGR=[YR=2021] W10 S22 E10 S1 E21 FOP=[YR=2021] E5 N4 W5 S4$ N22 U1 L1 W20$ E20 R1 D1 S18 E5 S14 E14 N75 W22 N9$ S9 E22 N9$ .

## 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 | 1,407.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 13,929 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,929

| 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