LOT 19
HAMPTON LAKES PHASE 3
OR 2229/288

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

2024

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

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

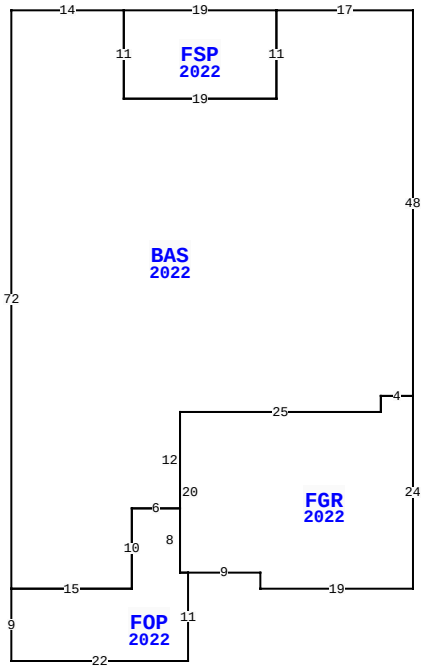
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,685	100	2,685	376,706
FGR	626	55	344	48,263
FOP	260	30	78	10,943
FSP	209	40	84	11,785
TOTALS	3,780		3,191	447,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	112.2400	140.30	447,697	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2685 HX Base Yr 2024



85622 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		447,697
TOTAL MARKET OB/XF VALUE		17,218
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		539,915
SOH/AGL Deduction		202,738
ASSESSED VALUE		337,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,177
TOTAL JUST VALUE		539,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001669	CO ISSUED	0	01/31/2022
21004632	NEW CONSTR	397,418	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/186	6/02/2023	WD	Q	I	01	659,000
GRANTOR: KARR GERALD K &						
GRANTEE: KILMAIN DORIS ET AL						
2539/0520	2/14/2022	SW	Q	I	01	511,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LANGMAID GREGORY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FSP=[YR=2022] W19 S11 E19 N11$ S11 W19 N11 W14 S72 FOP=[YR=2022] S9 E22 N11 FGR=[YR=2022] E9 S2 E19 N24 W4 S2 W25 S20 E1$ W1 N8 W6 S10 W15$ E15 N10 E6 N12 E25 N2 E4 N48$.

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	1,145.00	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	98	5,174	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 17,218

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 06/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS