

LOT 20
HAMPTON LAKES PHASE 3
OR 2229/288

BURKE KEVIN THOMAS & JUSTINE
85608 BANBURY COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0020-0000



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,430	100	2,430	306,715
FGR	829	55	456	57,556
FOP	172	30	52	6,563
FSP	168	40	67	8,457
FUS	694	100	694	87,597
STR	48	10	5	631

TOTALS	4,341		3,704	467,519
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,658.00	SF	10.00
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

REVIEW DATE 08/01/2023 BY NW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,704	100.9800	126.22	467,519	2022	2022	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 3124									
HX Base Yr									
85608 BANBURY CT, FERNANDINA BEACH									

TOTAL OB/XF									
23,289									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,658.00	SF	10.00
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00
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Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
467,519									
TOTAL MARKET OB/XF VALUE									
23,289									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
565,808									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
565,808									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
565,808									
TOTAL JUST VALUE									
565,808									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
542,567									

VOID POOL PERMIT, PER MR. BURKE THEY BACKED OUT ON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008161	SWIM POOL	100,000	05/25/2022
22005507	CO ISSUED	0	04/26/2022
21005507	NEW CONSTR	459,521	08/01/2021