

PUNTO LEONARDO/HERNANDEZ IVETTE
85594 BANBURY COURT
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

31080305121314020100

HARDIE BRD 100
IRREGULAR 100
COMP SHNGL 100
DRYWALL 100
HARDWOOD 70
CARPET 30
CENTRAL 100
AIR DUCTED 100
4 100
4.5 100
WOOD FRAME 100
1. 1. 100
0 100
NONE 100

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,191108.1000135.12431,168202220220000.00100.00

1 SNGL FAM - 100% - 2023

Heated Area: 2685

HX Base Yr 2023

24

4

19

9

11

15

22

19

25

12

20

6

8

10

11

17

19

14

48

72

FSP
2022

BAS
2022

FGR
2022

FOP
2022

QUALITY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03010004

Quality Level 03
SINGLE FAMILY
MKT AREA
4085.0100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FSP

2,685

626

260

209

100

55

30

40

2,685

344

78

84

362,797

46,481

10,539

11,350

TOTALS

3,780

3,191

431,168

EXTRA FEATURES

85594 BANBURY CT, FERNANDINA BEACH

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 PAVER

0 100

0

0

1,111.00

SF

10.00

10.00

100

2022

2022

3

100

11,110

LAND DESCRIPTION

TOTAL OB/XF

11,110

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

431,168

11,110

75,000

517,278

14,289

502,989

50,000

452,989

517,278

0

495,739

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22005273

CO ISSUED

0

04/05/2022

21005504

NEW CONSTR

397,418

08/01/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2554/1711

3/31/2022

SW Q

I

01

512,000

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: PUNTO LEONARDO & IV

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

BAS=[YR=2022] W14 FSP=[YR=2022] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2022] S24 E19 N2 E9 FOP=[YR=2022] S11 E22 N9 W15 N10 W6 S8 W1\$ E1 N20 W25 N2 W4\$ E4 S2 E25 S12 E6 S10 E15 N72\$.