LOT 56
IN OR 2113/416
HAMPTON LAKES #1 PB 7/252

WILLIAMS CAROL
85068 BABCOCK CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0056-0000

BUILDING CHARACTERISTICS

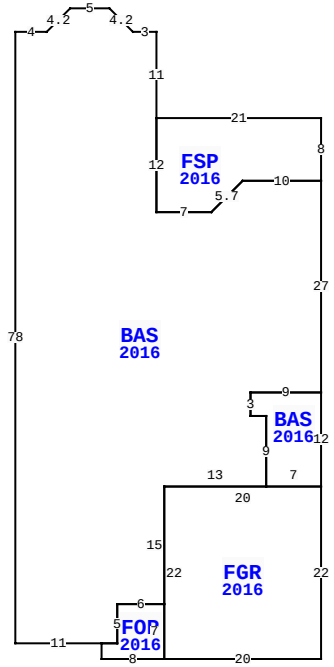
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100	2016	90	13,072
BAS	2,111	100	2016	2,111	306,618
FGR	440	55	2016	242	35,150
FOP	46	30	2016	14	2,033
FSP	204	40	2016	82	11,911
TOTALS	2,891			2,539	368,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,539	114.6240	151.30	384,151	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2018 Heated Area: 2201 HX Base Yr 2018



85068 BABCOCK CT, FERNANDINA BEACH

BLD DATE	06/08/2016 KK	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		368,785
TOTAL MARKET OB/XF VALUE		13,539
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		457,324
SOH/AGL Deduction		155,168
ASSESSED VALUE		302,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,434
TOTAL JUST VALUE		457,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632472	SCRN ENCLOSURE	8,035	06/01/2016
B1631772	CO ISSUED	0	05/23/2016
B1631772	NEW CONSTR	271,429	02/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0416	4/11/2017	QC	U	I	11	100
GRANTOR: WILLIAMS CAROL						
GRANTEE: WILLIAMS CAROL ET A						
2050/0922	5/27/2016	SW	Q	I	01	294,400
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: WILLIAMS CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W21 BAS=[YR=2016] N11 W3 U3 L3 W5 D3 L3 W4 S78 E11 FOP=[YR=2016] S2 E8 FGR=[YR=2016] E20 N22 BAS=[YR=2016] N12 W9 S3 E2 S9 E7$ W20 S22$ N7 W6 S5 W2$ E2 N5 E6 N15 E13 N9 W2 N3 E9 N27 W10 D4 L4 W7 N12$ S12 E7 U4 R4 E10 N8$.

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	0810	CONCRETE A	0	100	0	0	578.00	SF	6.50	6.50	100	2016	2016	3	95	3,569	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	
3	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2016	2016	3	95	152	
4	0910	SCRN RM L	0	100	20	9	180.00	SF	15.00	15.00	100	2016	2016	3	70	1,890	
5	0855	CONC PAVER	0	100	21	11	231.00	SF	10.00	10.00	100	2016	2016	3	95	2,195	
6	0462	ST/AL FNC	0	100	0	0	716.00	SF	10.00	10.00	100	2016	2016	3	78	5,585	

LAND DESCRIPTION

TOTAL OB/XF 13,539

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	RES 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS