

LOT 59  
IN OR 1994/605  
HAMPTON LAKES #1 PB 7/252

RICH DIANNE BARTLETT &/CLARK WALTER JR  
85030 BABCOCK COURT  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0059-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 50     |      |              |                      |
| Interior Floor           | 14               | CARPET 50        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 3 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.5              | 1.5 100          |      |              |                      |
| 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                      | 1,944            | 100              | 2008 | 1,944        | 268,558              |
| FGR                      | 470              | 55               | 2008 | 258          | 35,642               |
| FOP                      | 31               | 30               | 2008 | 9            | 1,243                |
| FOP                      | 120              | 30               | 2008 | 36           | 4,974                |
| FUS                      | 392              | 100              | 2008 | 392          | 54,154               |
| PTO                      | 460              | 5                | 2025 | 23           | 3,178                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 3,417            |                  |      | 2,662        | 367,748              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |           |             |                |                |                   |      |            |      |      |        |
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| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON       | FNCT | NORM | % COND |
| 0900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 01  | 2,662     | 113.7600    | 150.16         | 399,726        | 2008              | 2008 | 0          | 0    | 8.00 | 92.00  |
| 2 SNGL FAM - 0% - 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |           |             |                |                | Heated Area: 2336 |      | HX Base Yr |      |      |        |
| <p>The diagram illustrates a property layout with several distinct areas and boundary segments. The areas are labeled as follows:</p> <ul style="list-style-type: none"><li><b>PTO 2025</b>: A rectangular area at the top center.</li><li><b>FOP 2008</b>: A small rectangular area below PTO 2025.</li><li><b>FUS 2008</b>: A rectangular area on the right side.</li><li><b>FGR 2008</b>: A large rectangular area on the bottom left.</li><li><b>BAS 2008</b>: A rectangular area in the center, below FOP 2008.</li></ul> <p>Boundary segments are labeled with dimensions:</p> <ul style="list-style-type: none"><li>Top boundary: 23</li><li>Left boundary (top): 29</li><li>Left boundary (middle): 4.2</li><li>Left boundary (bottom): 29</li><li>Bottom boundary (left): 21</li><li>Bottom boundary (middle): 10</li><li>Bottom boundary (right): 3</li><li>Right boundary (bottom): 3</li><li>Right boundary (middle): 6</li><li>Right boundary (top): 11</li><li>Top boundary (middle): 23</li><li>Top boundary (right): 29</li><li>Internal boundary (left): 10</li><li>Internal boundary (middle): 4.2</li><li>Internal boundary (right): 8.5</li><li>Internal boundary (bottom): 17</li><li>Internal boundary (top): 6</li><li>Internal boundary (middle): 13</li><li>Internal boundary (right): 8</li><li>Internal boundary (bottom): 23</li><li>Internal boundary (left): 22</li><li>Internal boundary (top): 20</li><li>Internal boundary (middle): 5</li><li>Internal boundary (bottom): 3</li><li>Internal boundary (right): 3</li><li>Internal boundary (top): 14</li><li>Internal boundary (bottom): 14</li><li>Internal boundary (left): 28</li><li>Internal boundary (right): 28</li></ul> |     |           |             |                |                |                   |      |            |      |      |        |

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|----------|------------|----|----------|------------|-----|
| BLD DATE | 02/20/2009 | RK | LGL DATE | 06/13/2023 | MLU |
| XF DATE  | 10/12/2007 | RK | LGL DATE |            |     |
| INC DATE |            | RK | LGL DATE |            |     |

| NASSAU COUNTY PROPERTY    |  |  |           | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|-----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |           |             |  |   |
| VALUATION BY              |  |  | STANDARD  |             |  |   |
| Tax Group: 4              |  |  | Tax Dist: |             |  |   |
| BUILDING MARKET VALUE     |  |  | 367,748   |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 6,503     |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  | 75,000    |             |  |   |
| TOTAL MARKET VALUE        |  |  | 449,251   |             |  |   |
| SOH/AGL Deduction         |  |  | 45,409    |             |  |   |
| ASSESSED VALUE            |  |  | 403,842   |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  | 0         |             |  |   |
| BASE TAXABLE VALUE        |  |  | 403,842   |             |  |   |
| TOTAL JUST VALUE          |  |  | 449,251   |             |  |   |
| NCON VALUE                |  |  | 3,178     |             |  |   |
| INCOME VALUE              |  |  |           |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 428,696   |             |  |   |
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|--------|------------|-------------|--|-----|-------|---|---------|------------------------------------|--|----|----------|----------|----------------|------------|-----------|---------|-------------|---|------------|-----------------|-------|
| TOTALS |            | 8,417       |  |     | 2,002 |   | 307,740 | 85030 BABCOCK CT, FERNANDINA BEACH |  |    |          | XF DATE  |                | 10/12/2007 |           | RR      | LAND DATE   |   | 06/13/2023 |                 | ML    |
|        |            |             |  |     |       |   |         |                                    |  |    |          | INC DATE |                |            |           |         | AG DATE     |   |            |                 |       |
| 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      | 0500       | FP-PRE FAB  |  | 0   | 0     | 0 | 0       | 1.00                               |  | UT | 3,500.00 |          | 3,500.00       |            | 100       | 2008    | 2008        | 3 | 91         | 3,185           |       |
| 2      | 0810       | CONCRETE A  |  | 0   | 0     | 0 | 0       | 580.00                             |  | SF | 6.50     |          | 6.50           |            | 100       | 2008    | 2008        | 3 | 88         | 3,318           |       |
|        |            |             |  |     |       |   |         |                                    |  |    |          |          |                |            |           |         |             |   |            |                 |       |
|        |            |             |  |     |       |   |         |                                    |  |    |          |          |                |            |           |         |             |   |            |                 |       |
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|        |            |             |  |     |       |   |         |                                    |  |    |          |          |                |            |           |         |             |   |            |                 |       |
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