LOT 60
HAMPTON LAKES #1 PB 7/252

JAKOPIN KEVIN C
85020 BABCOCK CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

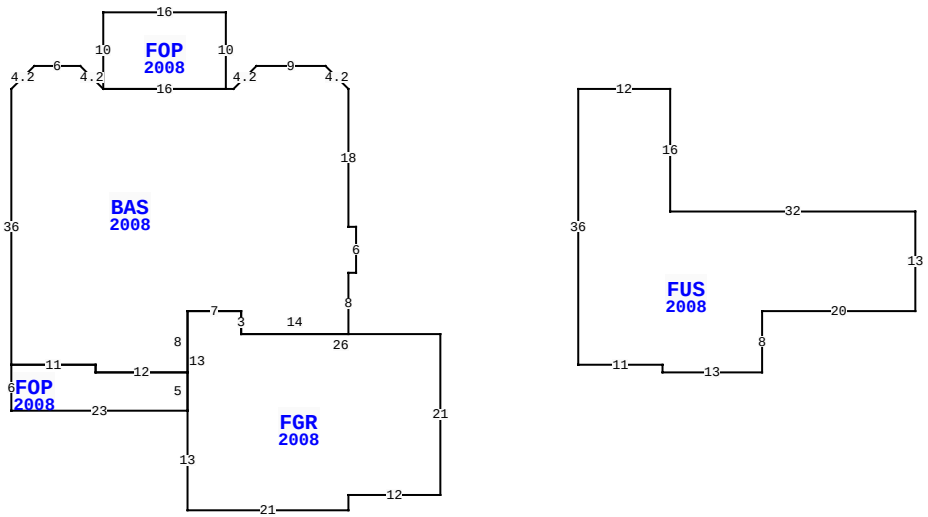
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2008	1,560	199,034
FGR	756	55	2008	416	53,076
FOP	126	30	2008	38	4,848
FOP	160	30	2008	48	6,124
FUS	945	100	2008	945	120,569
TOTALS	3,547			3,007	383,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,007	105.0640	138.68	417,011	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2505 HX Base Yr 2023



85020 BABCOCK CT, FERNANDINA BEACH

BLD DATE	12/09/2008	RK	LGL DATE	
XF DATE	12/09/2008	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,650
TOTAL MARKET OB/XF VALUE		3,573
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		462,223
SOH/AGL Deduction		9,080
ASSESSED VALUE		453,143
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		402,421
TOTAL JUST VALUE		462,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21496	CO ISSUED	220,572	10/03/2008
E20875	ELEC OTHER	2,000	06/01/2008
M13933	MECH OTHER	0	06/01/2008
R11314	REPAIR/RRF	5,682	06/01/2008
B21496	NEW CONSTR	220,572	06/01/2008
P13257	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/0752	2/16/2021	WD	Q	I	01	375,000
GRANTOR: MALLONEE STEVEN P & L						
GRANTEE: JAKOPIN KEVIN C						
1592/1588	11/10/2008	WD	Q	I		283,800
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: MALLONEE STEVEN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W9 D3 L3 W1 FOP=[YR=2008] N10 W16 S10 E16 $ W16 U3 L3 W6 D3 L3 S36 FOP=[YR=2008] S6 E23 FGR=[YR=2008] S13 E21 N2 E12 N21 W26 N3 W7 S13 $ N5 W12 N1 W11 $ E11 S1 E12 N8 E7 S3 E14 N8 E1 N6 W1 N18 $ PTR= E30 FUS=[YR=2008] E12 S16 E32 S13 W20 S8 W13 N1 W11 N36 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	1,015.00	SF	4.00	4.00	100	2008	2008	3	88	3,573	

LAND DESCRIPTION

TOTAL OB/XF 3,573

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 01/18/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS