LOT 63
HAMPTON LAKES #1 PB 7/252

ATKINSON MONIKA
AUGUST-BEBEL-STRASSE 88
GRIESHEIM, 64347

2025

13-2N-27-0720-0063-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

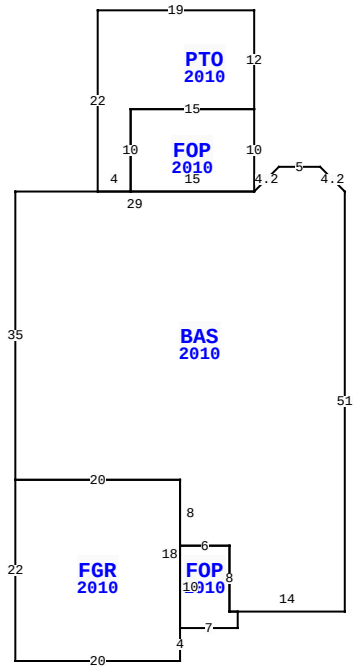
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	2010	1,696	237,097
FGR	440	55	2010	242	33,831
FOP	62	30	2010	19	2,656
FOP	150	30	2010	45	6,291
PTO	268	5	2010	13	1,817
TOTALS	2,616			2,015	281,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,015	113.8760	150.32	302,895	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 0 Heated Area: 1696 HX Base Yr



85043 BABCOCK CT, FERNANDINA BEACH

BLD DATE		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	281,692
TOTAL MARKET OB/XF VALUE	3,449
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	360,141
SOH/AGL Deduction	0
ASSESSED VALUE	360,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,141
TOTAL JUST VALUE	360,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23478	CO ISSUED	0	07/07/2010
M15286	H/AC	0	05/01/2010
P14241	OTHER	0	04/01/2010
B23478	NEW CONSTR	228,909	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/1848	3/02/2021	WD	Q	I	02	270,000
GRANTOR: BETZ LAWRENCE D JR						
GRANTEE: ATKINSON MONIKA						
1812/0940	9/05/2012	WD	U	I	30	100
GRANTOR: BETZ LAWRENCE D JR						
GRANTEE: BETZ LAWRENCE D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U3 L3 W5 D3 L3 FOP=[YR=2010] N10
PTO=[YR=2010] N12 W19 S22 E4 N10 E15 $ W15 S10 E15 $ W29 S35
FGR=[YR=2010] S22 E20 N4 FOP=[YR=2010] E7 N2 W1 N8 W6 S10 $
N18 W20 $ E20 S8 E6 S8 E14 N51 $.

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	0811	CONCRETE B	0	0	0	0	737.00	SF	5.20	5.20	100	2010	2010	3	90	3,449	

LAND DESCRIPTION

TOTAL OB/XF 3,449

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS