

LOT 64
IN OR 2203/834
HAMPTON LAKES #1 PB 7/252

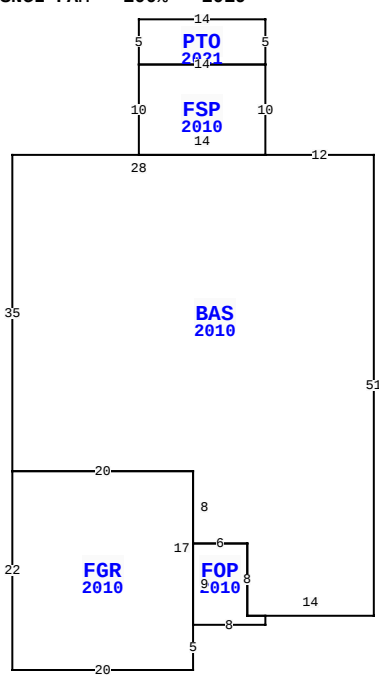
SAGER WAYNE
85055 BABCOCK COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0064-0000



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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
BAS	1,672	100
FGR	440	55
FOP	56	30
FSP	140	40
PTO	70	5
TOTALS	2,378	1,991

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,991	110.2500	145.53	289,750	2010	2010	0	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2019													
Heated Area: 1672													
HX Base Yr 2019													
													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					269,468				
TOTAL MARKET OB/XF VALUE					5,791				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					350,259				
SOH/AGL Deduction					131,469				
ASSESSED VALUE					218,790				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					168,068				
TOTAL JUST VALUE					350,259				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					337,403				