

LOT 5  
HAMPTON LAKES PHASE 3  
OR 2229/288

MOSKOWITZ MARK JAY/MCNALLY DONNA MARIE  
85573 BANBURY COURT  
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0005-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                          |                  |                      | MARKET ADJUSTMENTS                 |                |                |             |                |           |           |             |         |                   |                   |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|------------------|----------------------|------------------------------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|-------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                     | MDL              | EFF. AREA            | TOT ADJ PTS                        | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | VALUATION SUMMARY |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0900                     | 01               | 2,988                | 111.9540                           | 147.78         | 441,567        | 2022        | 2022           | 0         | 0         | 0.50        | 99.50   | STANDARD          |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 08               | IRREGULAR 100  | 1 SNGL FAM - 100% - 2023 |                  |                      |                                    |                |                |             |                |           |           |             |         |                   | Heated Area: 2430 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   | HX Base Yr 2023   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 11               | CLAY TILE 70   |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 30      |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 3 100          |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2.5 100        |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                           |                  |                | 4085.0100                |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | YEAR                     | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 2,430            | 100            | 2022                     | 2,430            | 357,309              |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                        | 829              | 55             | 2022                     | 456              | 67,051               |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 168              | 30             | 2022                     | 50               | 7,352                |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 172              | 30             | 2022                     | 52               | 7,647                |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 3,599                    |                  | 2,988                | 439,359                            |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                          |                  |                      | 85573 BANBURY CT, FERNANDINA BEACH |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                          | 0855             | CONC PAVR      | 0                        | 100              | 0                    | 0                                  | 974.00         | SF             | 10.00       | 10.00          | 100       | 2022      | 2022        | 3       | 99                | 9,643             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0462             | ST/AL FNC      | 0                        | 100              | 0                    | 0                                  | 480.00         | SF             | 10.00       | 10.00          | 100       | 2022      | 2022        | 3       | 95                | 4,560             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0463             | FENCE GATE     | 0                        | 100              | 0                    | 0                                  | 2.00           | UT             | 300.00      | 300.00         | 100       | 2022      | 2022        | 3       | 98                | 588               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP              | R D                  | LOC ZONE                           | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE        | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                          | 000100           | C              | RES                      | 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 06/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS |                  |                |                          |                  |                      |                                    |                |                |             |                |           |           |             |         |                   |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |