

PHILLIPS TERRY C &/COOPER HAROLD S  
85629 BANBURY COURT  
FERNANDINA BEACH, FL 32034

**13-2N-27-0722-0009-0000**



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall  
Roof Structur

3108

HARDIE BRD 100  
IRREGULAR 100

RooF Cover  
Interior Wall  
Interior Floo

030513

COMP SHNGL 100  
DRYWALL 100  
LVT/LAMNT 100

Air Condition  
Heating Type  
Bedrooms

0404

CENTRAL 100  
AIR DUCTED 100  
3 100

Bathrooms  
Frame  
Stories

0201

2.5 100  
WOOD FRAME 100  
1. 100

Units  
Occupancy

00

0 100  
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

336,009

FGR

829

55

2022

456

63,053

FOP

50

30

2022

15

2,075

FOP

168

30

2022

50

6,914

TOTALS

3,477

2,951

408,050

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0900012,951105.2800138.97410,1002022

1 SNGL FAM - 100% - 2023Heated Area: 2430HX Base Yr 2023

BLD DATEXF DATEINC DATE

06/13/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010001,616.00SF10.001002022202239915,998

LAND DESCRIPTIONTOTAL OB/XF15,998

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRESPOND100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE06/21/2022BYNWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE408,050

TOTAL MARKET OB/XF VALUE15,998

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE499,048

SOH/AGL Deduction201,247

ASSESSED VALUE297,801

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE247,079

TOTAL JUST VALUE499,048

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE479,512

PERMIT NUMDESCRIPTIONAMTISSUED

22007001CO ISSUED005/05/2022

21005506NEW CONSTR365,77208/01/2021

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2562/09415/10/2022SWQI02514,300

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: PHILLIPS TERRY C &

2246/109612/31/2018SWUV375,700,000

GRANTOR: AW VENTURE I LLC ET A

GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E9 FOP=[YR=2022] S3 E9 N2 W2 N6 W5 S5 W2\$ E2 N20 W32\$ E32 S15 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.