LOT 10
HAMPTON LAKES PHASE 3
OR 2229/288

NELSON STEVEN M & MARIANNE
85643 BANBURY COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

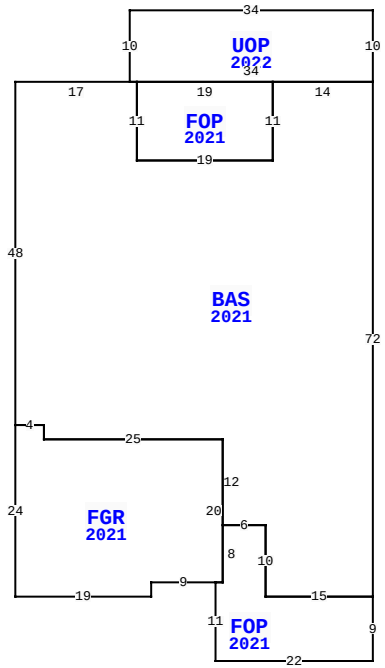
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,685	100	2021	2,685	393,832
FGR	626	55	2021	344	50,457
FOP	209	30	2021	63	9,241
FOP	260	30	2021	78	11,440
UOP	340	20	2022	68	9,974
TOTALS	4,120			3,238	474,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,238	112.2400	148.16	479,742	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 2685 HX Base Yr 2024



85643 BANBURY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		474,945
TOTAL MARKET OB/XF VALUE		10,651
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		560,596
SOH/AGL Deduction		7,135
ASSESSED VALUE		553,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		502,739
TOTAL JUST VALUE		560,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012247	ADDITION	5,892	08/10/2022
21000251	CO ISSUED	0	01/05/2022
21005202	NEW CONSTR	397,418	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0651	12/29/2021	SW	Q	I	01	513,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: NELSON STEVEN M & M						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N10 W34 S10 E34$ BAS=[YR=2021] W14
FOP=[YR=2021] W19 S11 E19 N11$ S11 W19 N11 W17 S48
FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S11 E22 N9 W15 N10
W6 S8 W1$ E1 N20 W25 N2 W4$ E4 S2 E25 S12 E6 S10 E15 N72$.

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	0855	CONC PAVER	0	100	0	0	18.00	SF	10.00	10.00	100	2021	2021	3	99	178	
2	0811	CONCRETE B	0	100	0	0	1,165.00	SF	5.20	5.20	100	2021	2021	3	99	5,997	
3	0911	SCRN RM A	0	100	22	10	220.00	SF	21.88	21.88	100	2022	2022	3	93	4,476	

LAND DESCRIPTION

TOTAL OB/XF 10,651

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	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 01/10/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS