LOT 12
HAMPTON LAKES PHASE 3
OR 2229/288

FLICK STEVEN & STACI
85671 BANBURY CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0012-0000

BUILDING CHARACTERISTICS

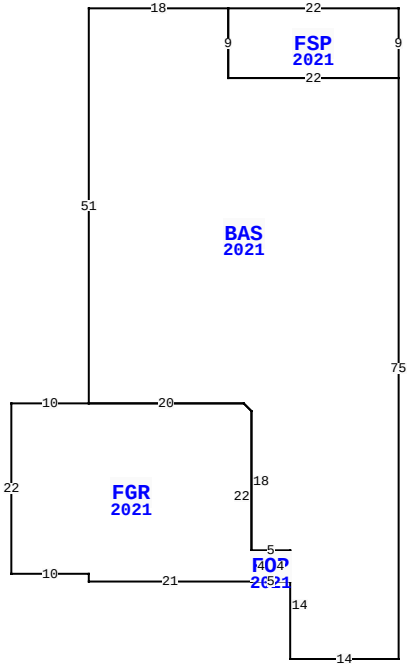
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,400	100	2021	2,400	334,327
FGR	703	55	2021	387	53,910
FOP	20	30	2021	6	836
FSP	198	40	2021	79	11,005
TOTALS	3,321			2,872	400,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,872	106.5960	140.71	404,119	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 2400 HX Base Yr 2025



85671 BANBURY CT, FERNANDINA BEACH

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

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	1,407.00	SF	10.00	10.00	100	2021	2021	3	99	13,929	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,078
TOTAL MARKET OB/XF VALUE		13,929
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		489,007
SOH/AGL Deduction		0
ASSESSED VALUE		489,007
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		433,285
TOTAL JUST VALUE		489,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016588	CO ISSUED	0	12/01/2021
21005929	NEW CONSTR	353,552	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1616	4/12/2024	WD	Q	I	01	680,000
GRANTOR: MCCARRAGHER DEBORAH L						
GRANTEE: FLICK STEVEN & STAC						
2518/1232	12/01/2021	SW	Q	I	02	442,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MCCARAGHER DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W22 BAS=[YR=2021] W18 S51 FGR=[YR=2021] W10 S22 E10 S1 E21 FOP=[YR=2021] E5 N4 W5 S4$ N22 U1 L1 W20$ E20 R1 D1 S18 E5 S14 E14 N75 W22 N9$ S9 E22 N9$.

LAND DESCRIPTION

TOTAL OB/XF 13,929

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	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 12/29/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS