LOT 14
HAMPTON LAKES PHASE 3
OR 2229/288

LATHEM GARY L & LINDA H
85692 BANBURY CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0014-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

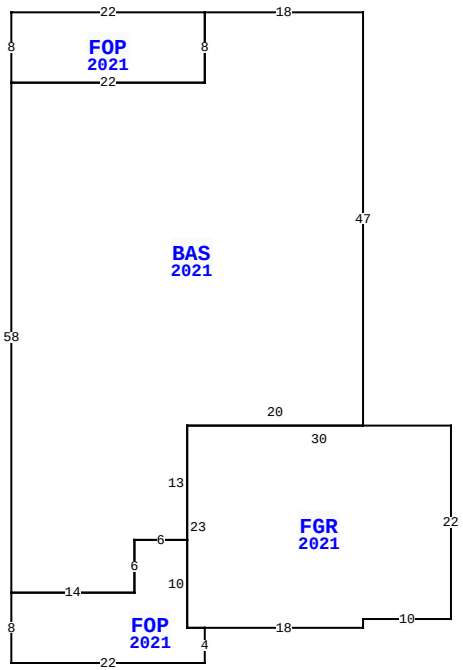
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2021	2,048	285,191
FGR	680	55	2021	374	52,081
FOP	176	30	2021	53	7,380
FOP	204	30	2021	61	8,494
TOTALS	3,108			2,536	353,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	106.5600	140.66	356,714	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2048 HX Base Yr 2022



85692 BANBURY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		353,147
TOTAL MARKET OB/XF VALUE		9,405
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		437,552
SOH/AGL Deduction		82,108
ASSESSED VALUE		355,444
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,722
TOTAL JUST VALUE		437,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017864	CO ISSUED	0	12/28/2021
21003678	NEW CONSTR	312,877	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0327	12/23/2021	SW	Q	I	01	393,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LATHEM GARY L & LIN						
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

BAS=[YR=2021] W18 FOP=[YR=2021] W22 S8 E22 N8$ S8 W22 S58
FOP=[YR=2021] S8 E22 N4 FGR=[YR=2021] E18 N1 E10 N22 W30 S23
E2$ W2 N10 W6 S6 W14$ E14 N6 E6 N13 E20 N47$.

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	950.00	SF	10.00	10.00	100	2021	2021	3	99	9,405	

LAND DESCRIPTION

TOTAL OB/XF 9,405

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