

PUNTO LEONARDO/HERNANDEZ IVETTE
85594 BANBURY COURT
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

31

08

03

05

12

13

04

02

1.

00

03

0100

4085.0100

2,685

100

2022

2,685

381,207

HARDIE BRD 100

IRREGULAR 100

COMP SHNGL 100

DRYWALL 100

HARDWOOD 70

CARPET 30

CENTRAL 100

AIR DUCTED 100

4 100

4.5 100

WOOD FRAME 100

1. 100

0 100

NONE 100

03

0100

4085.0100

2,685

100

2022

2,685

381,207

TOTALS

3,780

3,191

453,047

EXTRA FEATURES

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 PAVER

0 100

0

0

1,111.00

SF

10.00

10.00

100

2022

2022

3

99

10,999

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

06/21/2022

BY

NW

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,191

108.1000

142.69

455,324

2022

2022

0

0

0.50

99.50

1 SNGL FAM - 100% - 2023

Heated Area: 2685

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

06/13/2023

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2554/1711

3/31/2022

SW Q

I

01

512,000

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: PUNTO LEONARDO & IV

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4