LOT 57
IN OR 1662/1323
HAMPTON LAKES #1 PB 7/252

ELLIOTT LARRY
85056 BABCOCK COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

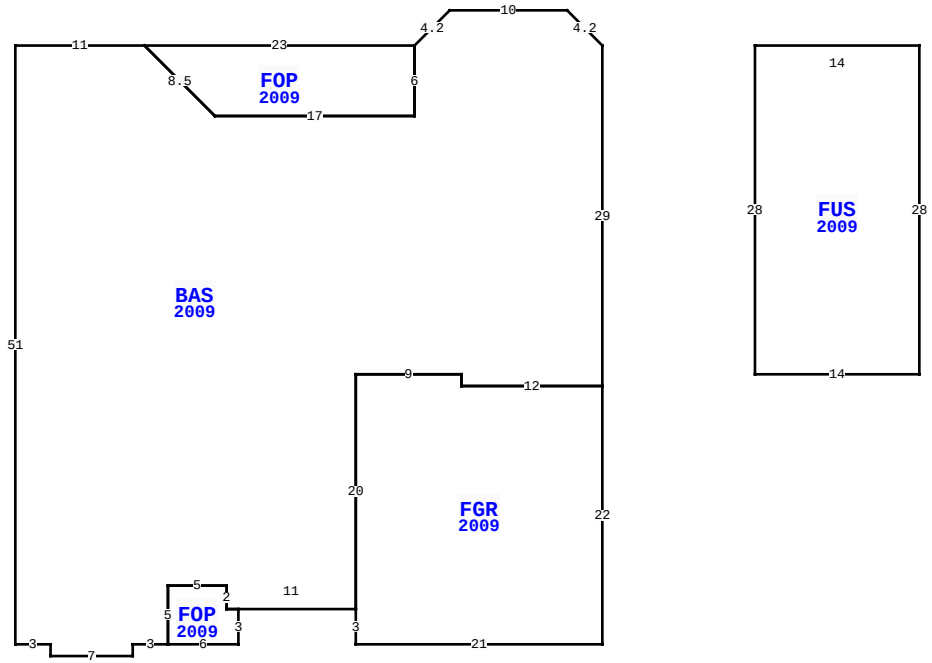
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	2009	1,947	269,080
FGR	471	55	2009	259	35,794
FOP	28	30	2009	8	1,106
FOP	120	30	2009	36	4,975
FUS	392	100	2009	392	54,175
TOTALS	2,958			2,642	365,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,642	108.0720	150.22	396,881	2009	2009	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2011 Heated Area: 2339 HX Base Yr 2011



85056 BABCOCK 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		365,131
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		443,316
SOH/AGL Deduction		206,546
ASSESSED VALUE		236,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,359
TOTAL JUST VALUE		443,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22909	CO ISSUED	0	01/21/2010
E0922172	ELEC OTHER	2,000	10/01/2009
M0914890	H/AC	0	10/01/2009
P0913959	OTHER	0	10/01/2009
R0912117	REPAIR/RRF	6,500	10/01/2009
B0922909	NEW CONSTR	194,832	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1662/1323	2/05/2010	WD	Q	I	01	262,800

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: ELLIOTT LARRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] U3L3 W10 D3L3 S6 W17 U6L6 W11 S51 E3 S1 E7 N1 E3 N5 E5 S2 E11 N20 E9 S1 E12 N29 $
FGR=[YR=2009;ORIG=-21,48] S3 E21 N22 W12 N1 W9 S20 $
FUS=[YR=2009;ORIG=13,0] E14 S28 W14 N28 $
FOP=[YR=2009;ORIG=-16,0] W23 D6R6 E17 N6 $
FOP=[YR=2009;ORIG=-37,51] E6 N3 W1 N2 W5 S5 $
PTR=[ORIG=0,0] E30 W30 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS