LOT 58
IN OR 1943/1604
HAMPTON LAKES #1 PB 7/252

TAYLOR JEFFREY LEONARD & LAURA A SMITH
85044 BABCOCK CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0058-0000

BUILDING CHARACTERISTICS

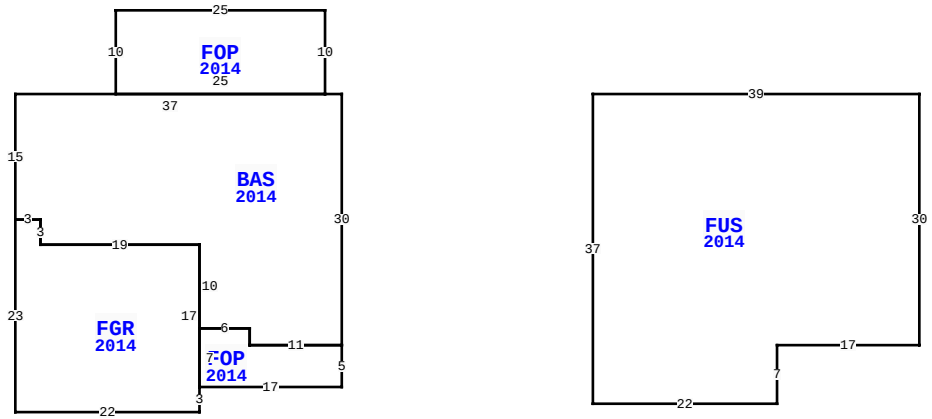
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	885	100	2014	885	123,843
FGR	449	55	2014	247	34,564
FOP	97	30	2014	29	4,058
FOP	250	30	2014	75	10,496
FUS	1,324	100	2014	1,324	185,274
TOTALS	3,005			2,560	358,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,560	105.9744	147.30	377,088	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2015 Heated Area: 2209 HX Base Yr 2015



85044 BABCOCK CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,234
TOTAL MARKET OB/XF VALUE		2,750
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,984
SOH/AGL Deduction		159,337
ASSESSED VALUE		276,647
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,236
TOTAL JUST VALUE		435,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428899	CO ISSUED	0	10/16/2014
B1428899	NEW CONSTR	261,989	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1943/1604	10/22/2014	SW	Q	I	01	233,900
GRANTOR: GP HOMES LLC						
GRANTEE: TAYLOR JEFFREY LEON						
1865/0558	6/28/2013	SW	Q	V	01	592,500
GRANTOR: SBR WAREHOUSER I LLC						
GRANTEE: GP HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 FOP=[YR=2014] N10 W25 S10 E25 $ W37 S15
FGR=[YR=2014] S23 E22 N3 FOP=[YR=2014] E17 N5 W11 N2 W6 S7
$ N17 W19 N3 W3 $ E3 S3 E19 S10 E6 S2 E11 N30 $ PTR= E30
FUS=[YR=2014] E39 S30 W17 S7 W22 N37 $ 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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	55	2,750	

LAND DESCRIPTION

TOTAL OB/XF 2,750

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS