LOT 59
IN OR 1994/605
HAMPTON LAKES #1 PB 7/252

RICH DIANNE BARTLETT &/CLARK WALTER JR
85030 BABCOCK COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0059-0000

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		4 100
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

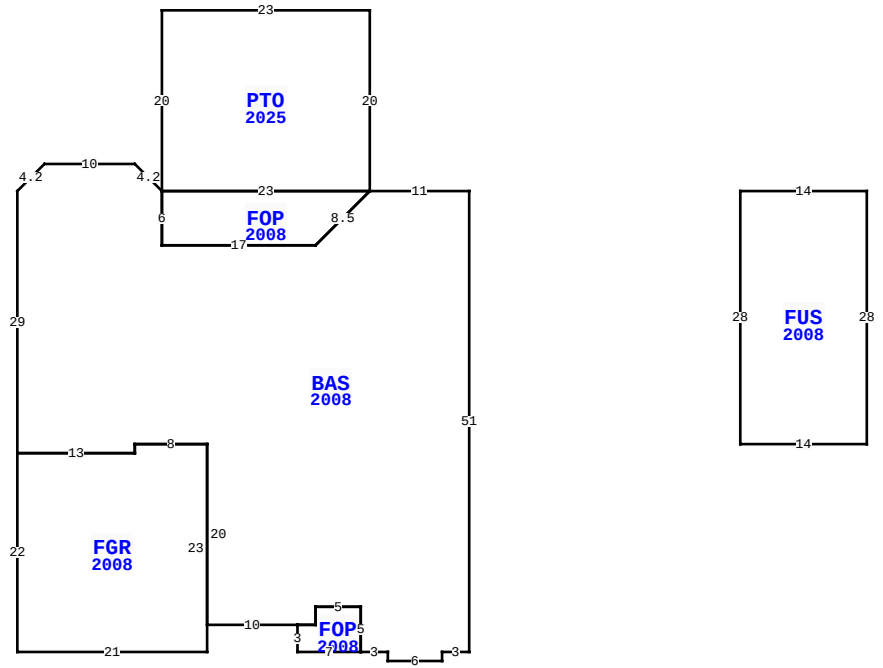
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2008	1,944	267,206
FGR	470	55	2008	258	35,463
FOP	31	30	2008	9	1,237
FOP	120	30	2008	36	4,948
FUS	392	100	2008	392	53,881
PTO	460	5	2025	23	3,161
TOTALS	3,417			2,662	365,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,662	108.0720	150.22	399,886	2008	2008	0	0	0	8.50	91.50

1 SNGL FAM 0% - 0 Heated Area: 2336 HX Base Yr



85030 BABCOCK CT, FERNANDINA BEACH

BLD DATE	02/20/2009	RK	LGL DATE	
XF DATE	10/12/2007	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	365,896
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	444,046
SOH/AGL Deduction	0
ASSESSED VALUE	444,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,046
TOTAL JUST VALUE	444,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21506	CO ISSUED	0	09/25/2008
E20978	ELEC OTHER	2,000	07/01/2008
M13978	MECH OTHER	0	07/01/2008
R11317	REPAIR/RRF	5,020	06/01/2008
B21506	NEW CONSTR	194,832	06/01/2008
P13268	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/0605	7/23/2015	WD	Q	I	02	270,000
GRANTOR: SAUNDERS GARY & JOANN						
GRANTEE: RICH DIANNE BARTLET						
1589/1742	10/20/2008	WD	Q	I		255,400
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: SAUNDERS GARY & JOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W11 D6L6 W17 N6 U3L3 W10 D3L3 S29 E13 N1 E8 S20 E10 E2 N2 E5 S5 E3 S1 E6 N1 E3 N51 $
FGR=[YR=2008;ORIG=-50,29] S22 E21 N23 W8 S1 W13 $
FUS=[YR=2008;ORIG=30,0] E14 S28 W14 N28 $
FOP=[YR=2008;ORIG=-11,0] W23 S6 E17 U6R6 $
FOP=[YR=2008;ORIG=-19,48] S3 E7 N5 W5 S2 W2 $
PTR=[ORIG=0,0] E30 W30 $
PTO=[YR=2025;ORIG=-11,0] W23 N20 E23 S20 $
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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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	0		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