LOT 64
IN OR 2203/834
HAMPTON LAKES #1 PB 7/252

SAGER WAYNE EST
85055 BABCOCK COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0064-0000

BUILDING CHARACTERISTICS

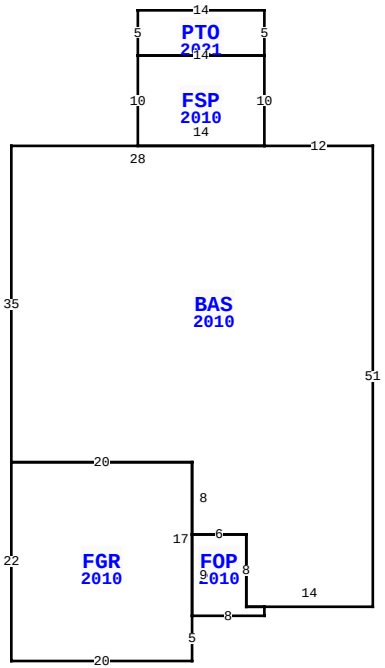
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,672	100	2010	1,672	225,169
FGR	440	55	2010	242	32,591
FOP	56	30	2010	17	2,289
FSP	140	40	2010	56	7,542
PTO	70	5	2021	4	538
TOTALS	2,378			1,991	268,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,991	104.7375	145.59	289,870	2010	2010	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2019 Heated Area: 1672 HX Base Yr 2019



85055 BABCOCK 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		268,130
TOTAL MARKET OB/XF VALUE		1,084
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,214
SOH/AGL Deduction		119,517
ASSESSED VALUE		224,697
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,286
TOTAL JUST VALUE		344,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004816	ADDITION	1,794	04/19/2021
C23149	CO ISSUED	0	03/22/2010
E22369	TEMP POLE	0	01/01/2010
M15013	MECH OTHER	0	01/01/2010
B23149	NEW CONSTR	228,476	12/01/2009
P14073	OTHER	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0834	6/12/2018	PR	Q	I	01	238,000
GRANTOR: QUERY CAROLYN PR CASS						
GRANTEE: SAGER WAYNE						
1732/1356	4/05/2011	WD	U	I	30	181,000
GRANTOR: QUERY CAROLY C (GUARD						
GRANTEE: CASSELS WILLIAM R						

BUILDING NOTES

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
2	0911	SCRN RM A	0	100	5	14	70.00	SF	18.00	18.00	100	2021	2021	3	86	1,084	

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FSP=[YR=2010] N10 PTO=[YR=2021] N5 W14 S5 E14$ W14 S10 E14 $ W28 S35 FGR=[YR=2010] S22E20 N5 FOP=[YR=2010] E8 N1 W2 N8 W6S9 $ N17 W20 $ E20 S8 E6 S8 E14 N51 $.

LAND DESCRIPTION

TOTAL OB/XF 1,084

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