LOT 65
IN OR 1923/1668
HAMPTON LAKES #1 PB 7/252

BURNUM BRIAN TODD & KATRINA PATE
85067 BABCOCK CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0065-0000

NASSAU COUNTY PROPERTY

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

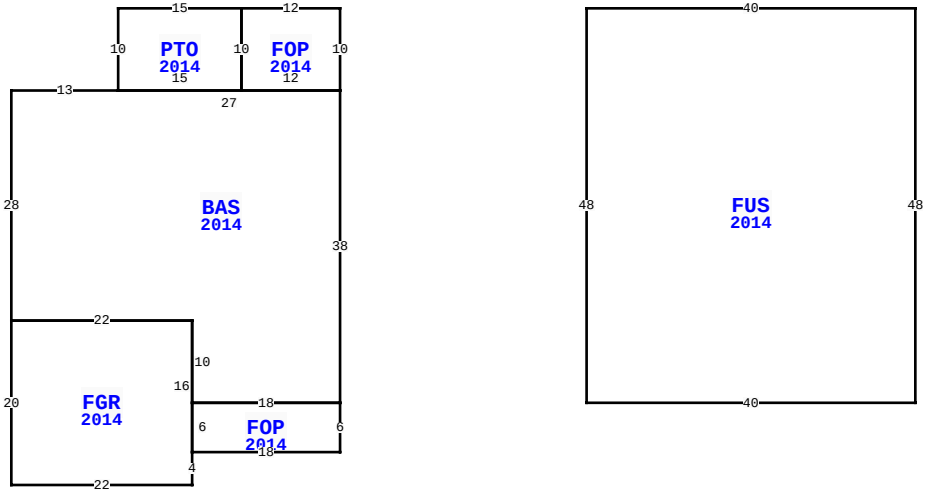
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2014	1,300	169,084
FGR	440	55	2014	242	31,475
FOP	108	30	2014	32	4,162
FOP	120	30	2014	36	4,683
FUS	1,920	100	2014	1,920	249,724
PTO	150	5	2014	8	1,040
TOTALS	4,038			3,538	460,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,538	98.4960	136.91	484,388	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2016 Heated Area: 3220 HX Base Yr 2016



85067 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		460,169
TOTAL MARKET OB/XF VALUE		3,763
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		538,932
SOH/AGL Deduction		199,774
ASSESSED VALUE		339,158
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,747
TOTAL JUST VALUE		538,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328130	CO ISSUED	0	05/08/2014
B1328130	NEW CONSTR	327,387	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1923/1668	6/20/2014	SW	Q	I	02	272,300
GRANTOR: GP HOMES LLC						
GRANTEE: BURNUM BRIAN TODD &						
1865/0558	6/28/2013	SW	Q	V	01	592,500
GRANTOR: SBR WAREHOUSER I LLC						
GRANTEE: GP HOMES LLC						

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	55	2,750	
3	1076	TRELLIS A	0	100	10	15	150.00	SF	7.50	7.50	100	2014	2014	3	90	1,013	

BUILDING DIMENSIONS

FOP=[YR=2014] W12 PTO=[YR=2014] W15 S10 BAS=[YR=2014] W13 S28 FGR=[YR=2014] S20 E22 N4 FOP=[YR=2014] E18 N6 W18 S6 $ N16 W22 $ E22 S10 E18 N38 W27$ E15 N10 $ S10 E12N10 $ PTR= E30 FUS=[YR=2014] E40 S48 W40 N48 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 3,763

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