LOT 15
HAMPTON LAKES PHASE 3
OR 2229/288

BEALE MICHAEL E & LENA
85678 BANBURY CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0015-0000

BUILDING CHARACTERISTICS

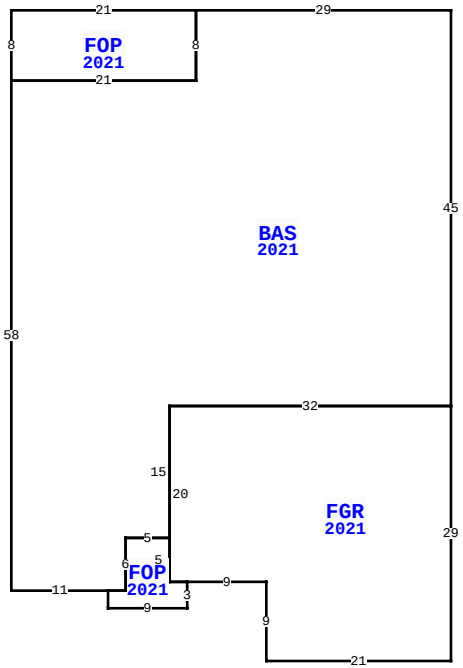
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2021	2,430	361,570
FGR	829	55	2021	456	67,850
FOP	50	30	2021	15	2,232
FOP	168	30	2021	50	7,440
TOTALS	3,477			2,951	439,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	108.6781	151.06	445,778	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2430 HX Base Yr 2023



85678 BANBURY 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		439,091
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		514,091
SOH/AGL Deduction		0
ASSESSED VALUE		514,091
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		462,680
TOTAL JUST VALUE		514,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014824	CO ISSUED	0	10/27/2021
21001631	NEW CONSTR	346,647	02/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/1135	10/26/2021	SW	Q	I	01	449,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BEALE MICHAEL E & L						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58 E11 FOP=[YR=2021] S2 E9 N3 FGR=[YR=2021] E9 S9 E21 N29 W32 S20 E2$ W2 N5 W5 S6 W2$ E2 N6 E5 N15 E32 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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