LOT 412
NORTH HAMPTON PHASE 3 PB 7/16

BERRY MAURICE E III & LINDA A
85061 BARSONAGE CT
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0412-0000

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

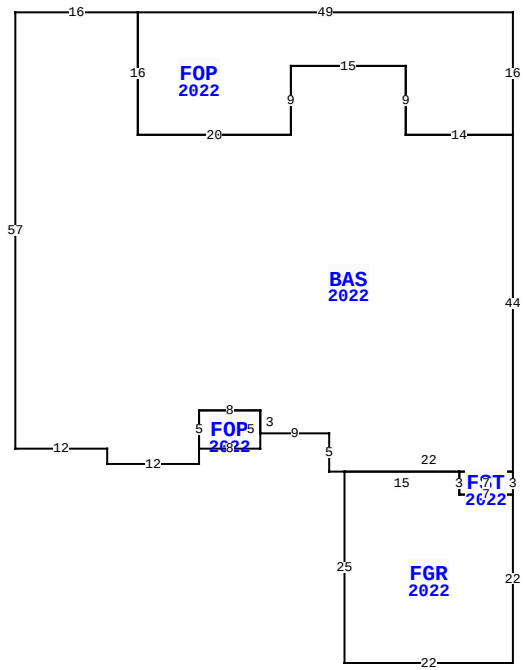
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,094	100	3,094	383,996
FGR	529	55	291	36,116
FOP	40	30	12	1,489
FOP	649	30	195	24,201
FST	21	55	12	1,489
TOTALS	4,333		3,604	447,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,604	104.5170	124.11	447,292	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 3094 HX Base Yr 2023



85061 BARSONAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,292
TOTAL MARKET OB/XF VALUE		17,620
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		592,412
SOH/AGL Deduction		0
ASSESSED VALUE		592,412
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		542,412
TOTAL JUST VALUE		592,412
NCON VALUE		464,912
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017882	CO ISSUED	0	12/06/2022
21017689	NEW CONSTR	511,977	12/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/1554	4/08/2021	WD	Q	V	02	121,500
GRANTOR: MCKINNIE JULIAN W & D						
GRANTEE: BERRY MAURICE E III						
1277/1559	12/02/2004	WD	Q	V		196,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MCKINNIE JULIAN W &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W49 BAS=[YR=2022] W16 S57 E12 S2 E12 N2 FOP=[YR=2022] E8 N5 W8 S5$ N5 E8 S3 E9 S5 E2 FGR=[YR=2022] S25 E22 N22 FST=[YR=2022] N3 W7 S3 E7$ W7 N3 W15$ E22 N44 W14 N9 W15 S9 W20 N16$ S16 E20 N9 E15 S9 E14 N16$.

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	0855	CONC PAVER	0	100	0	0	1,762.00	SF	10.00	10.00	100	2022	2022	3	100	17,620	

LAND DESCRIPTION

TOTAL OB/XF 17,620

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 12/01/2022 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS