LOT 76
HAMPTON LAKES #1 PB 7/252

THERRIEN JEFFERY LOGAN & LINH
85632 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

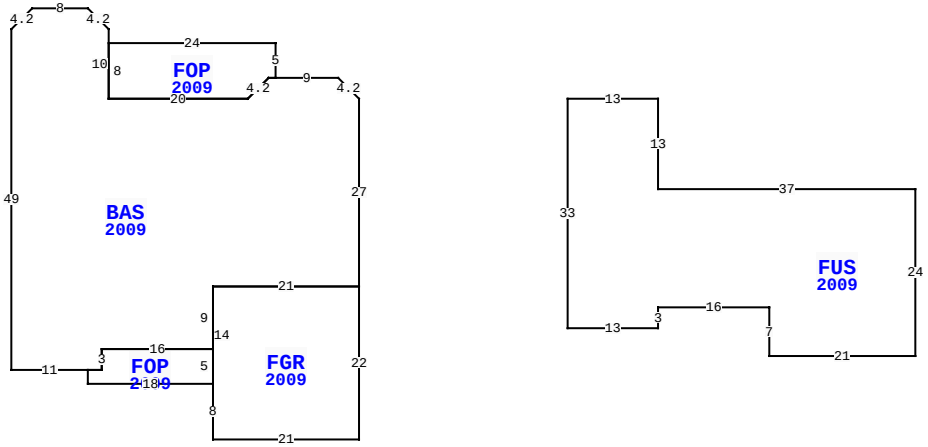
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1,862	218,544
FGR	462	55	254	29,812
FOP	84	30	25	2,934
FOP	185	30	56	6,573
FUS	1,205	100	1,205	141,432
TOTALS	3,798		3,402	399,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,402	105.7080	125.53	427,053	2008	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 3067 HX Base Yr 2022



BLD DATE	09/21/2009 RK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

85632 BERRYESSA WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,295
TOTAL MARKET OB/XF VALUE		13,681
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		487,976
SOH/AGL Deduction		81,579
ASSESSED VALUE		406,397
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		356,397
TOTAL JUST VALUE		487,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21210	ELEC OTHER	2,000	09/01/2008
M14147	MECH OTHER	0	09/01/2008
R11473	REPAIR/RRF	6,390	08/01/2008
B21788	NEW CONSTR	247,896	08/01/2008
P13416	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/1425	3/05/2021	WD	Q	I	01	412,000
GRANTOR: LAWSER PHILIP K SR &						
GRANTEE: THERRIEN JEFFERY LO						
1600/0052	12/23/2008	WD	Q	I	01	342,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: LAWSER PHILIP K SR						

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0855	CONC PAVER	0	100	0	0	789.00	SF	10.00	10.00	100	2008	2008	3	90	7,101	
3	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2014	2014	3	95	3,325	

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W9 FOP=[YR=2009] N5 W24 S8 E20 U3 R3 E1$ W1 D3 L3 W20 N10 U3 L3 W8 D3 L3 S49 E11 FOP=[YR=2009] S2 E18 FGR=[YR=2009] S8 E21 N22 W21 S14$ N5 W16 S3 W2$ E2 N3 E16 N9 E21 N27$ PTR=E30 FUS=[YR=2009] E13S13 E37 S24 W21 N7 W16 S3 W13 N33$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 13,681

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS