

LOT 82
IN OR 2114/1211
HAMPTON LAKES #1 PB 7/252

DUBY MANUEL S & WALTERENE L
85542 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0082-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
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	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2,582	310,662
FGR	473	55	260	31,282
FOP	206	30	62	7,460
FOP	372	30	112	13,476

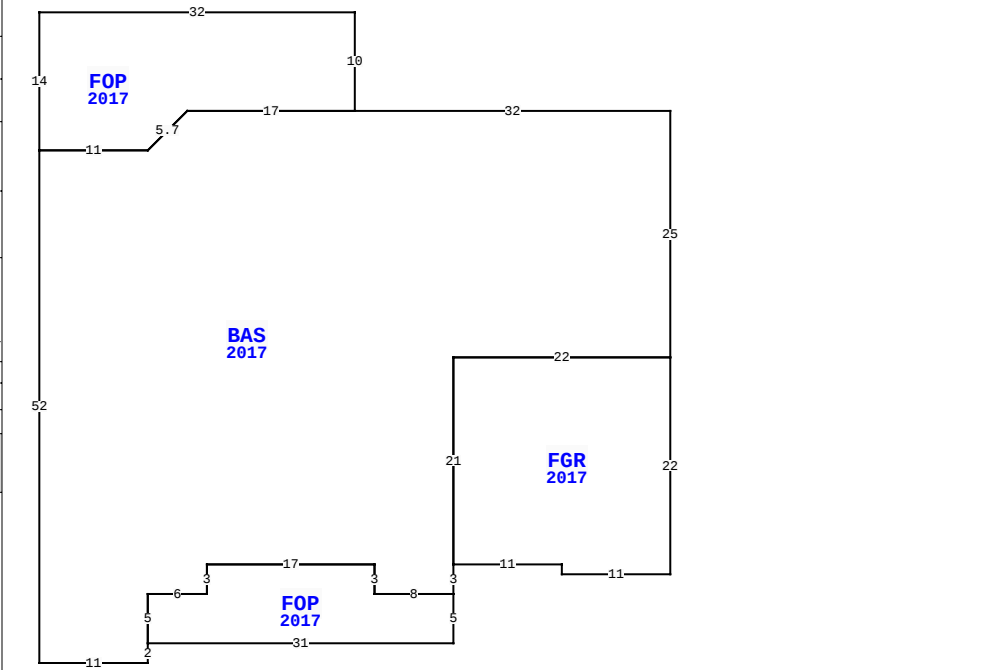
TOTALS	3,633	3,016	362,879
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	857.00
	SF 5.20
	5.20
	100
	2017
	2017
	3
	97
	4,323

LAND DESCRIPTION	
L N	USE CODE
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	04/21/2017	BY	SB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,016	103.8680	123.34	371,993	2017	2017	0	0	2.45	97.55
1 SNGL FAM - 100% - 2018											
Heated Area: 2582											
HX Base Yr 2018											



85542 BERRYESSA WAY, FERNANDINA BEACH

BLD DATE	06/13/2023	MLU
XF DATE		
INC DATE		

L N	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	0811	CONCRETE B	0 100	0 0	857.00	SF	5.20	5.20	100	2017	2017	3	97	4,323	

TOTAL OB/XF															4,323
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

Market:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			362,879
TOTAL MARKET OB/XF VALUE			4,323
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			442,202
SOH/AGL Deduction			154,973
ASSESSED VALUE			287,229
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			237,229
TOTAL JUST VALUE			442,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003150	CO ISSUED	0	04/11/2017
B1632808	NEW CONSTR	319,354	08/08/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2114/1211	4/12/2017	SW	Q	I	01
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: DUBY MANUEL S & WAL					
1974/0280	4/13/2015	SW	U	V	37
GRANTOR: AW VENTURE I LLC					
GRANTEE: AVATAR PROPERTIES I					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2017]	W32 FOP=[YR=2017] N10 W32 S14 E11 U4 R4
E17\$ W17 D4 L4 W11 S52 E11 N2 FOP=[YR=2017]	E31 N5 W8 N3
W17 S3 W6 S5\$ N5 E6 N3 E17 S3 E8 N3 FGR=[YR=2017]	E11 S1 E11
N22 W22 S21\$ N21 E22 N25\$.	

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	75,000
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