

LOT 84
IN OR 2121/1096
HAMPTON LAKES #1 PB 7/252

MCNAMEE WILLIAM J & STEPHANIE S
85514 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0084-0000



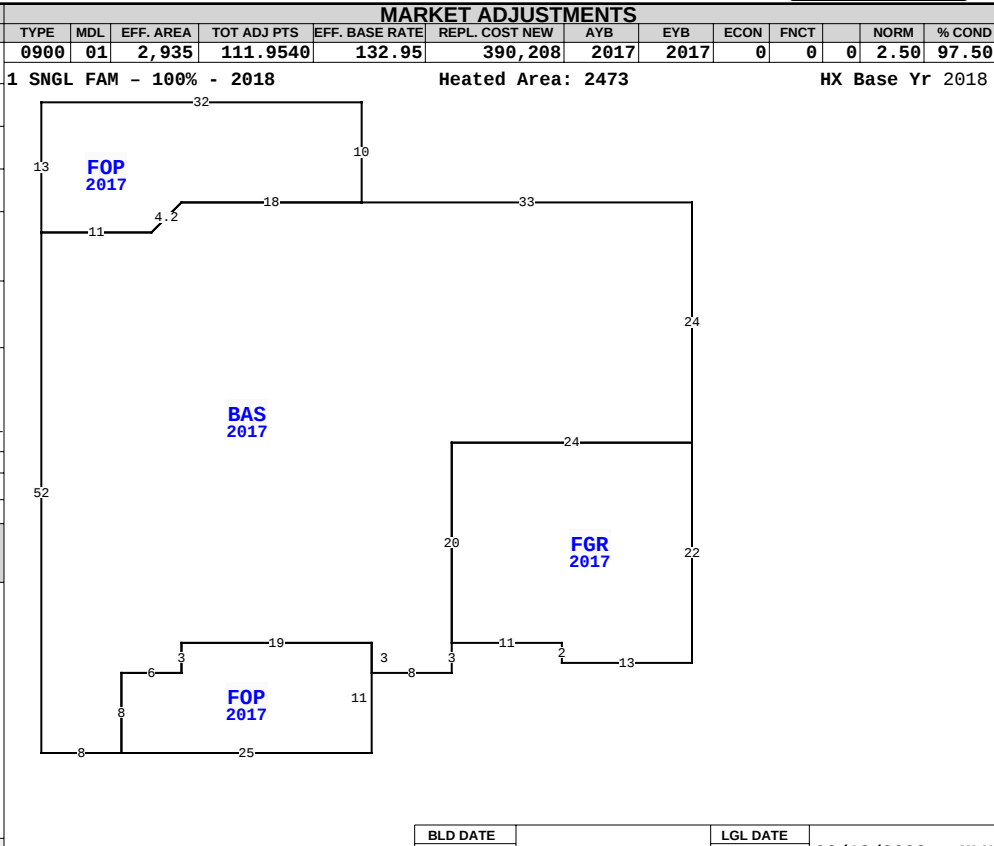
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100	2,473	320,565
FGR	506	55	278	36,036
FOP	257	30	77	9,981
FOP	358	30	107	13,870
TOTALS	3,594		2,935	380,453

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	914.00
	SF 5.20
	5.20
	100
	2017
	2017
	3
	97
	4,610

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



TOTAL OB/XF	
4,610	

TOTAL OB/XF	
4,610	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	4
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	380,453
TOTAL MARKET OB/XF VALUE	4,610
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	460,063
SOH/AGL Deduction	197,830
ASSESSED VALUE	262,233
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	212,233
TOTAL JUST VALUE	460,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003793	CO ISSUED	0	04/28/2017
B1633483	NEW CONSTR	320,716	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1096	4/28/2017	SW	Q	I	01	333,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: MCNAMEE WILLIAM J &						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2017]	W33 FOP=[YR=2017] N10 W32 S13 E11 U3 R3
E18\$ W18 D3 L3 W11 S52E8	FOP=[YR=2017] E25 N11 W19 S3 W6
S8\$ N8 E6 N3 E19 S3 E8 N3	FGR=[YR=2017] E11 S2 E13 N22 W24
S20\$ N20 E24 N24\$.	