LOT 1
HAMPTON LAKES PHASE 3
OR 2229/288

LANG KATHERIN H & TIMOTHY MARTIN
85500 BERRYESA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

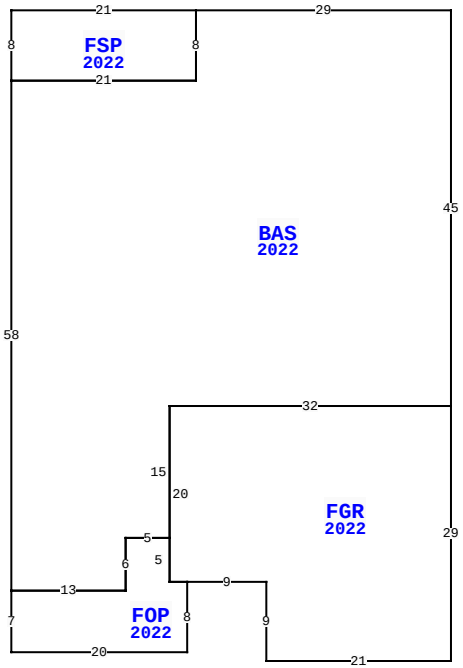
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	296,266
FGR	829	55	456	55,596
FOP	172	30	52	6,340
FSP	168	40	67	8,169
TOTALS	3,599		3,005	366,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,005	102.6720	121.92	366,370	2022	2022	0	0	0	0.00	100.00

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



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

85500 BERRYESSA WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,370
TOTAL MARKET OB/XF VALUE		64,520
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		505,890
SOH/AGL Deduction		0
ASSESSED VALUE		505,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,890
TOTAL JUST VALUE		505,890
NCON VALUE		430,890
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016710	ADDITION	13,554	11/08/2022
22004836	SWIM POOL	85,870	03/29/2022
22000690	CO ISSUED	0	01/12/2022
21005928	NEW CONSTR	369,029	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1852	1/19/2022	SW	Q	I	02	489,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LANG KATHERINE HENN						
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=2022] W29 FSP=[YR=2022] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2022] S7 E20 N8 FGR=[YR=2022] E9 S9 E21 N29 W32 S20
E2$ W2 N5 W5 S6 W13$ E13 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
1	0855	CONC PAVER	0	100	0	0	1,546.00	SF	10.00	10.00	100	2022	2022	3	100	15,460	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2022	2022	3	100	28,900	
4	0855	CONC PAVER	0	100	0	0	444.00	SF	10.00	10.00	100	2022	2022	3	100	4,440	
5	0911	SCRN RM A	0	100	49	16	784.00	SF	17.50	17.50	100	2022	2022	3	100	13,720	

LAND DESCRIPTION

TOTAL OB/XF 64,520

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS