LOT 22
HAMPTON LAKES PHASE 3
OR 2229/288

SANZO MICHAEL & KIMBERLEY ANN L/E/
85388 BERRYESSA WAY
FERNNDINA BEACH, FL 32034

**2023**

**13-2N-27-0722-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

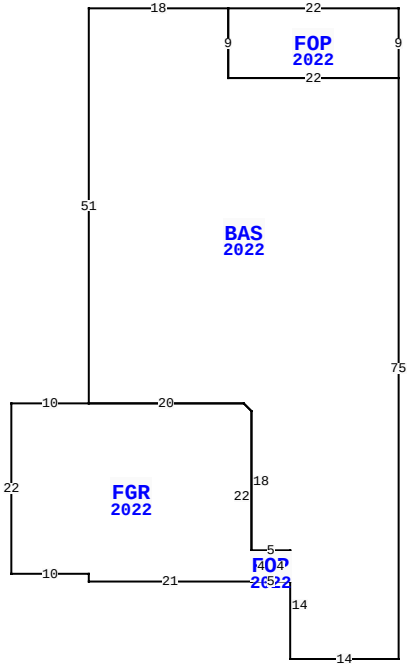
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,400 | 100 | 2,400 | 334,872 |
| FGR | 703 | 55 | 387 | 53,998 |
| FOP | 20 | 30 | 6 | 837 |
| FOP | 198 | 30 | 59 | 8,232 |
| TOTALS | 3,321 | | 2,852 | 397,940 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,852 | 117.5000 | 139.53 | 397,940 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2400 HX Base Yr 2023




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

85388 BERRYESSA WAY, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 397,940 |
| TOTAL MARKET OB/XF VALUE | | 21,220 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 494,160 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 494,160 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 444,160 |
| TOTAL JUST VALUE | | 494,160 |
| NCON VALUE | | 419,160 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006677 | CO ISSUED | 0 | 04/28/2022 |
| 21005951 | NEW CONSTR | 471,212 | 07/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2588/1413 | 8/31/2022 | LE | U | I | 11 | 100 |
| GRANTOR: SANZO MICHAEL ARTHUR | | | | | | |
| GRANTEE: SANZO ARTHUR V & MI | | | | | | |
| 2559/1856 | 4/28/2022 | SW | Q | I | 01 | 495,100 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: SANZO MICHAEL ARTHU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2022] W22 BAS=[YR=2022] W18 S51 FGR=[YR=2022] W10 S22 E10 S1 E21 FOP=[YR=2022] E5 N4 W5 S4$ N22 U1 L1 W20$ E20 R1 D1 S18 E5 S14 E14 N75 W22 N9$ S9 E22 N9$ .

## 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 | 1,222.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 12,220 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 840.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 8,400 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,220

| 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 06/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS