LOT 27
HAMPTON LAKES PHASE 3
OR 2229/288

**BIELLO WILLIAM ANGELO & SHERRI ALENDA**
85290 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

**2023**

**13-2N-27-0722-0027-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

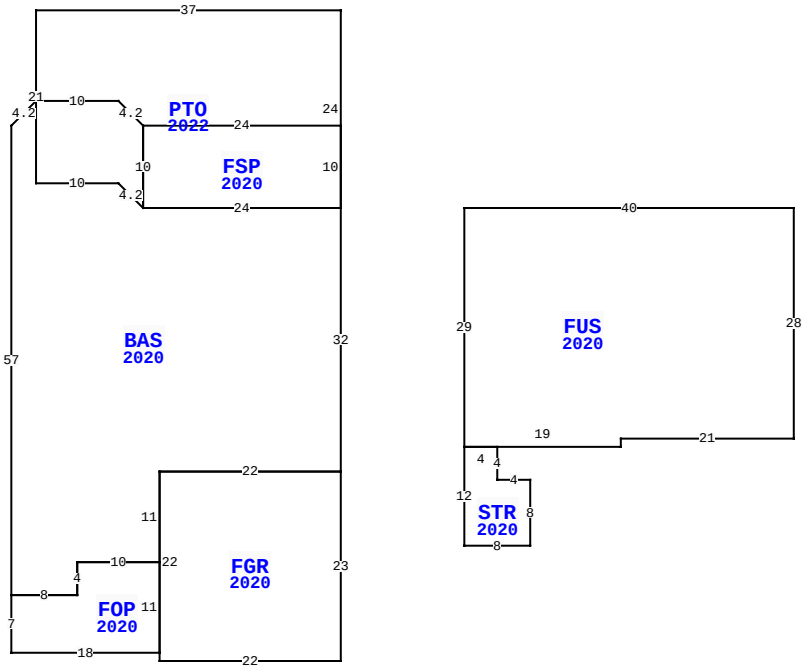
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 4085.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,709 | 100 | 1,709 | 222,182 |
| FGR | 506 | 55 | 278 | 36,141 |
| FOP | 166 | 30 | 50 | 6,500 |
| FSP | 240 | 40 | 96 | 12,480 |
| FUS | 1,139 | 100 | 1,139 | 148,078 |
| PTO | 854 | 5 | 43 | 5,590 |
| STR | 80 | 10 | 8 | 1,040 |
| TOTALS | 4,694 | | 3,323 | 432,012 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,323 | 110.0320 | 130.66 | 434,183 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2848 HX Base Yr 2022




85290 BERRYESSA WAY, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 432,012 |
| TOTAL MARKET OB/XF VALUE | | 21,078 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 528,090 |
| SOH/AGL Deduction | | 108,832 |
| ASSESSED VALUE | | 419,258 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 364,258 |
| TOTAL JUST VALUE | | 528,090 |
| NCON VALUE | | 39,047 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 406,950 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22005189 | ADDITION | 24,790 | 04/05/2022 |
| 20001424 | CO ISSUED | 0 | 09/28/2020 |
| 20001424 | NEW CONSTR | 385,048 | 02/24/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2433/0188 | 1/26/2021 | SW | Q | I | 01 | 426,000 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: BIELLO WILLIAM ANGE | | | | | | |
| 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

PTO=[YR=2022] N24 W37 S21 E10 R3 D3 E24$ FSP=[YR=2020] N10 W24 BAS=[YR=2020] U3 L3 W10 L3 D3 S57 FOP=[YR=2020] S7E18 FGR=[YR=2020] S1 E22 N23 W22 S22$ N11 W10 S4 W8 $ E8 N4 E10 N11E22 N32 W24 N10 $ S10 E24$ PTR=E15 FUS=[YR=2020] S29 STR=[YR=2020] S12 E8 N8 W4 N4 W4$ E19 N1 E21 N28W40$ W15$.

## 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 | 616.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 6,098 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 856.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 100 | 14,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,078

| 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 11/01/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS