

LOT 28
HAMPTON LAKES PHASE 3
OR 2229/288

WIMBERLY DAVID S & PATRICIA R
85276 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0028-0000



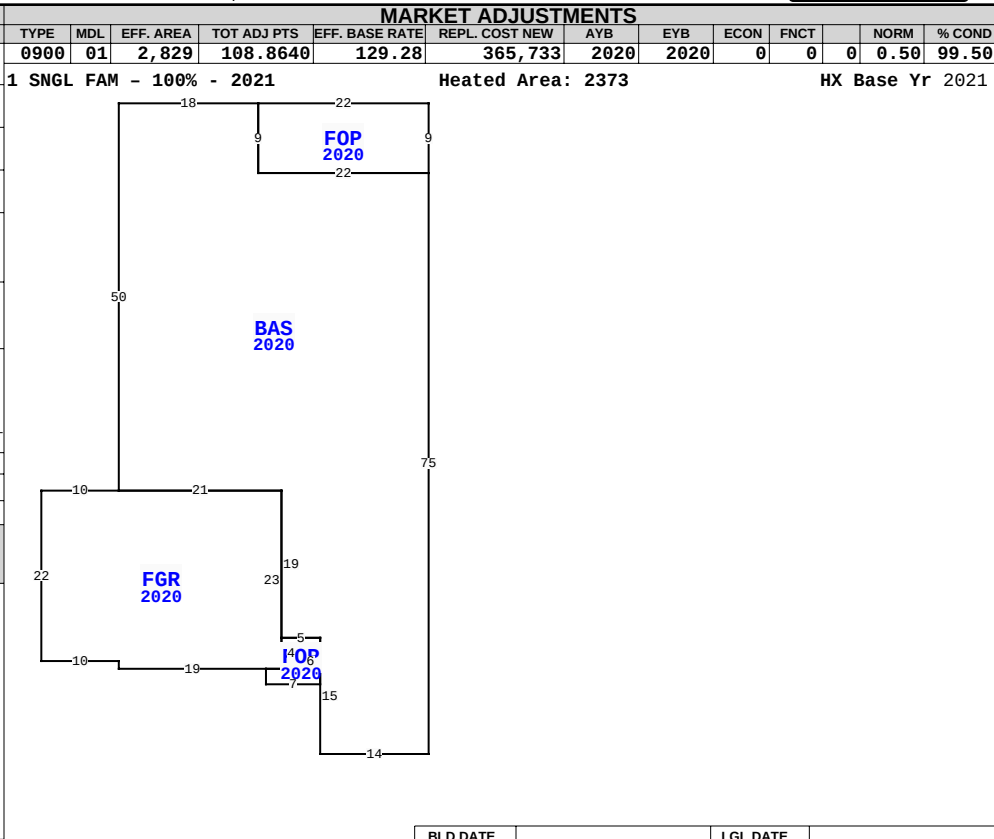
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,373	100	2,373	305,247
FGR	703	55	387	49,781
FOP	34	30	10	1,287
FOP	198	30	59	7,590
TOTALS	3,308		2,829	363,904

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,322.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF 13,088											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 13,088											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 363,904											
TOTAL MARKET OB/XF VALUE 13,088											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 451,992											
SOH/AGL Deduction 117,940											
ASSESSED VALUE 334,052											
TOTAL EXEMPTION VALUE HX HB SX 100,000											
BASE TAXABLE VALUE 234,052											
TOTAL JUST VALUE 451,992											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 363,410											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005738	CO ISSUED	0	07/02/2020
19009666	NEW CONSTR	331,733	11/25/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2380/1953	7/30/2020	SW	Q	I	02	394,900	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:WIMBERLY DAVID S &							
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											
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BUILDING DIMENSIONS											
FOP=[YR=2020] W22 BAS=[YR=2020] W18 S50 FGR=[YR=2020] W10 S22 E10 S1 E19 FOP=[YR=2020] S2 E7 N6 W5 S4 W2\$ E2 N23 W21\$ E21 S19 E5 S15 E14 N75 W22 N9\$ S9 E22 N9\$.											