LOT 37
HAMPTON LAKES PHASE 3
OR 2229/288

CAROLINO CYRUS & ALISA
85150 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0037-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 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

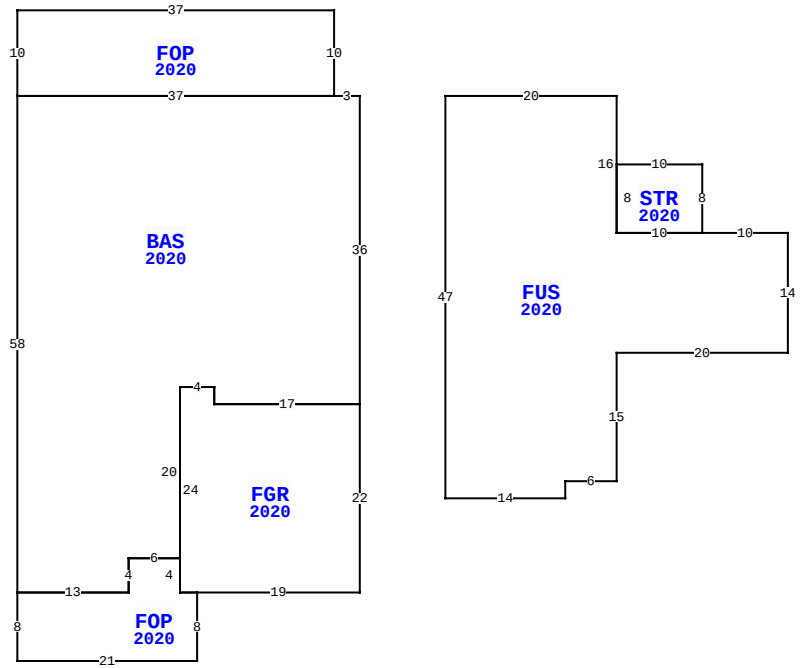
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	226,273
FGR	470	55	258	31,970
FOP	192	30	58	7,187
FOP	370	30	111	13,755
FUS	1,208	100	1,208	149,692
STR	80	10	8	991
TOTALS	4,146		3,469	429,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,469	104.8800	124.54	432,029	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 3034 HX Base Yr 2022



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

85150 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,869
TOTAL MARKET OB/XF VALUE		7,247
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		512,116
SOH/AGL Deduction		180,240
ASSESSED VALUE		331,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,876
TOTAL JUST VALUE		512,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010379	CO ISSUED	0	10/28/2020
20001433	NEW CONSTR	409,804	02/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/1328	12/01/2021	WD	Q	I	01	569,500
GRANTOR: LOPIANO ROBERT P JR &						
GRANTEE: CAROLINO CYRUS & AL						
2440/1534	3/04/2021	SW	Q	I	01	445,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LOPIANO ROBERT P JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W3 FOP=[YR=2020] N10 W37 S10 E37$ W37 S58
FOP=[YR=2020] S8 E21 N8 FGR=[YR=2020] E19 N22 W17 N2 W4 S24
E2$ W2 N4 W6 S4 W13$ E13 N4 E6 N20 E4 S2 E17 N36$ PTR=E10
FUS=[YR=2020] S47 E14 N2 E6 N15 E20 N14 W10 STR=[YR=2020] N8
W10 S8 E10$ W10 N16 W20$ W10$.

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	732.00	SF	10.00	10.00	100	2020	2020	3	99	7,247	

LAND DESCRIPTION

TOTAL OB/XF 7,247

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/28/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS