

GRAETER PAUL & ERYN
85171 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0044-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT

CD

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

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

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

2,445

100

2,445

307,826

FGR

809

55

445

56,026

FOP

185

30

56

7,050

FSP

168

40

67

8,435

FUS

723

100

723

91,026

STR

40

10

4

504

TOTALS

4,370

3,740

470,866

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,740

106.0200

125.90

470,866

2021

2021

0

0

0.00

100.00

1 SNGL FAM - 100% - 2022

Heated Area: 3168

HX Base Yr 2022

29

21

8

8

21

19

13

4

18

25

12

10

4

4

21

10

10

21

58

29

31

15

20

6

5

6

13

7

21

8

9

21

BAS
2021

FSP
2021

STR
2101

FUS
2021

FGR
2021

FOP
2021

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

470,866

TOTAL MARKET OB/XF VALUE

17,060

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

562,926

SOH/AGL Deduction

100,363

ASSESSED VALUE

462,563

TOTAL EXEMPTION VALUE

HX HB XM

50,000

BASE TAXABLE VALUE

412,563

TOTAL JUST VALUE

562,926

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

449,090

PERMIT NUM

DESCRIPTION

AMT

ISSUED

XFOB3201

CO ISSUED

0

03/17/2021

20004001

NEW CONSTR

430,812

08/11/2020

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2646/597

6/01/2023

WD Q

I

01

655,000

GRANTOR: ORR JOHN PATRICK & AL

GRANTEE: GRAETER PAUL & ERYN

2460/0045

3/23/2021

SW Q

I

01

488,700

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: ORR JOHN PATRICK &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$ PTR=E20 FUS=[YR=2021] S19 STR=[YR=2021] W10 S4 E10 N4\$ S12 E25 N18 W4 N13 W21\$ W20\$.

EXTRA FEATURES

85171 BERRYESSA WAY, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

L N

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 PAVR

0 100

0

0

1,706.00

SF

10.00

10.00

100

2021

2021

3

100

17,060

LAND DESCRIPTION

TOTAL OB/XF

17,060

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000135

C

SFR CNSVTN

100

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

02/26/2021

BY

NW

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

PRINTED 08/02/2023 BY SYS