LOT 45
HAMPTON LAKES PHASE 3
OR 2229/288

BROOM GARY R & BARBARA AB LIVING TRUST
85185 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0045-0000

BUILDING CHARACTERISTICS

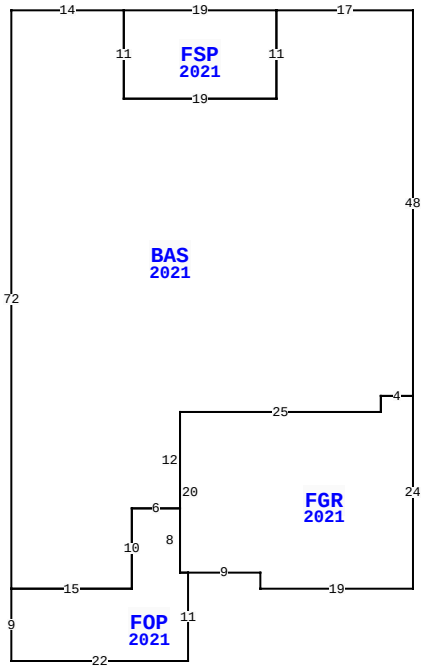
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,685	100	2,685	348,486
FGR	626	55	344	44,648
FOP	260	30	78	10,124
FSP	209	40	84	10,902
TOTALS	3,780		3,191	414,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	109.2960	129.79	414,160	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2685 HX Base Yr 2022



85185 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		414,160
TOTAL MARKET OB/XF VALUE		12,010
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		501,170
SOH/AGL Deduction		87,946
ASSESSED VALUE		413,224
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		358,224
TOTAL JUST VALUE		501,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2106906	CO ISSUED	0	05/27/2021
20010981	NEW CONSTR	372,880	11/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0361	1/11/2022	QC	U	I	11	100
GRANTOR: BROOM GARY R & BARBAR						
GRANTEE: BROOM GARY & BARBAR						
2467/1575	5/28/2021	SW	Q	I	02	480,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BROOM GARY & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] W19 S11 E19 N11$ S11 W19 N11 W14 S72 FOP=[YR=2021] S9 E22 N11 FGR=[YR=2021] E9 S2 E19 N24 W4 S2 W25 S20 E1$ W1 N8 W6 S10 W15$ E15 N10 E6 N12 E25 N2 E4 N48$.

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	1,201.00	SF	10.00	10.00	100	2021	2021	3	100	12,010	

LAND DESCRIPTION

TOTAL OB/XF 12,010

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	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 09/23/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS