LOT 58
HAMPTON LAKES PHASE 3
OR 2229/288

KOVALICK RICHARD PAUL & LINDA ANN
85367 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0058-0000

BUILDING CHARACTERISTICS

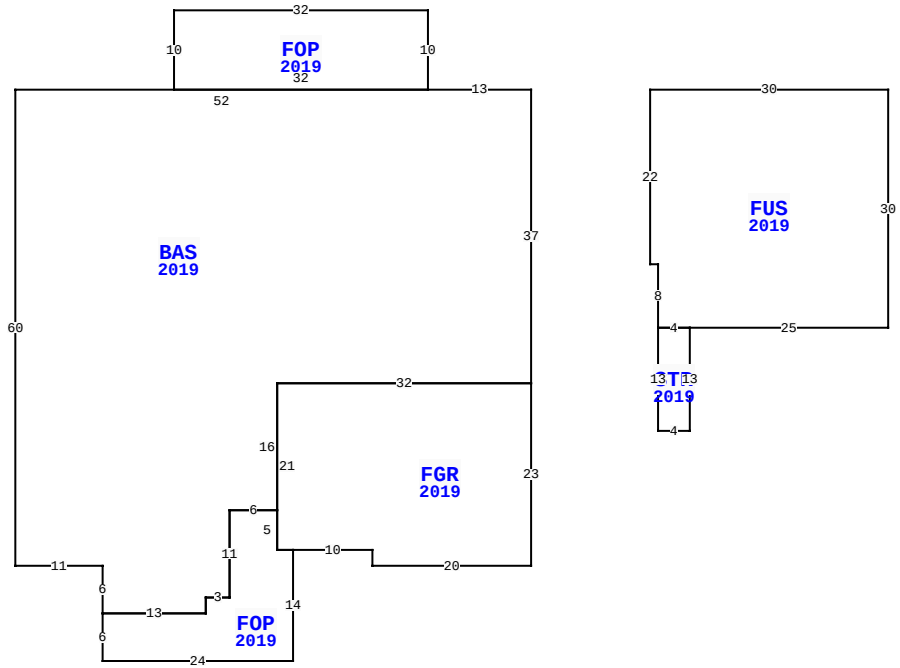
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	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	3,212	100	3,212	360,471
FGR	712	55	392	43,993
FOP	244	30	73	8,192
FOP	320	30	96	10,774
FUS	892	100	892	100,106
STR	52	10	5	561
TOTALS	5,432		4,670	524,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,670	95.4600	113.36	529,391	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 4104 HX Base Yr 2020



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

85367 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		524,097
TOTAL MARKET OB/XF VALUE		75,428
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		674,525
SOH/AGL Deduction		204,392
ASSESSED VALUE		470,133
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,133
TOTAL JUST VALUE		674,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001669	SCRN ENCL	6,720	03/04/2020
B200421	SWIM POOL	68,250	01/17/2020
19005871	NEW CONSTR	552,808	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/1802	4/20/2023	WD	Q	I	01	899,000
GRANTOR: HOWARD KIRK D &						
GRANTEE: KOVALICK RICHARD PA						
2320/0284	11/18/2019	SW	Q	I	02	475,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HOWARD KIRK D & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N10 W32 S10 E32$ W52 S60 E11 S6 FOP=[YR=2019] S6 E24 N14 FGR=[YR=2019] E10 S2 E20 N23 W32 S21 E2$ W2 N5 W6 S11 W3 S2 W13$ E13 N2 E3 N11 E6 N16 E32 N37$ PTR=E15 FUS=[YR=2019] E30 S30 W25 STR=[YR=2019] S13 W4 N13 E4$ W4 N8 W1 N22$ 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	1,310.00	SF	10.00	10.00	100	2019	2019	3	99	12,969	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2020	2020	3	95	36,338	
4	0911	SCRN RM A	0	100	0	0	1,060.00	SF	17.50	17.50	100	2020	2020	3	93	17,252	
5	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2020	2020	3	99	5,940	
6	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2020	2020	3	99	1,069	

LAND DESCRIPTION

TOTAL OB/XF 75,428

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 10/01/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS