LOT 60
HAMPTON LAKES PHASE 3
OR 2229/288

**RYAN AUSTIN & CAMILA LEIGH**
85395 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

**2023**

**13-2N-27-0722-0060-0000**

## NASSAU COUNTY PROPERTY

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### 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 | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

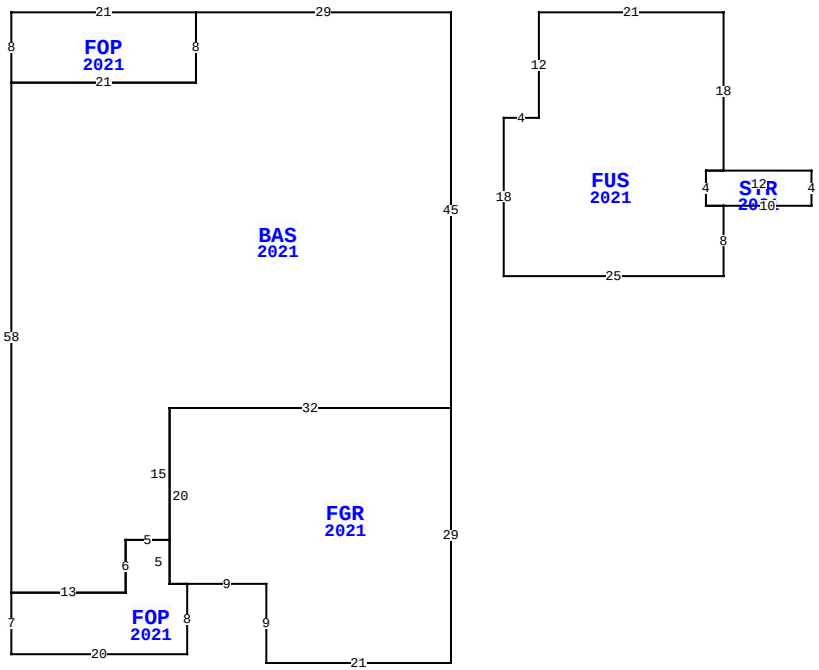
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,430 | 100 | 2,430 | 308,537 |
| FGR | 829 | 55 | 456 | 57,898 |
| FOP | 168 | 30 | 50 | 6,349 |
| FOP | 172 | 30 | 52 | 6,602 |
| FUS | 694 | 100 | 694 | 88,117 |
| STR | 48 | 10 | 5 | 635 |
| TOTALS | 4,341 | | 3,687 | 468,138 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,687 | 106.9200 | 126.97 | 468,138 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 3124 HX Base Yr 2022




85395 BERRYESSA WAY, FERNANDINA BEACH

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 468,138 |
| TOTAL MARKET OB/XF VALUE | | 15,840 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 558,978 |
| SOH/AGL Deduction | | 99,348 |
| ASSESSED VALUE | | 459,630 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 409,630 |
| TOTAL JUST VALUE | | 558,978 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 446,243 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21017849 | CO ISSUED | 0 | 12/28/2021 |
| 21005044 | NEW CONSTR | 459,521 | 05/11/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2538/0353 | 12/30/2021 | SW | Q | I | 01 | 534,800 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: RYAN AUSTIN & CAMIL | | | | | | |
| 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

### BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2021] S7 E20 N8 FGR=[YR=2021] E9 S9 E21 N29 W32 S20
E2$ W2 N5 W5 S6 W13$ E13 N6 E5 N15 E32 N45$ PTR=E10
FUS=[YR=2021] S12 W4 S18 E25 N8 STR=[YR=2021] E10 N4 W12 S4
E2$ W2 N4 E2 N18 W21$ 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 | 1,584.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 15,840 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,840

| 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 12/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS