LOT 66
HAMPTON LAKES PHASE 3
OR 2229/288

BYRD ROGER W
85479 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

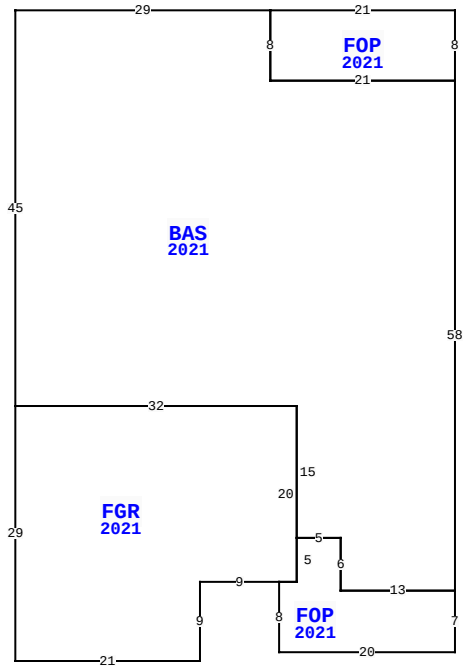
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,430	100	2,430	302,171
FGR	829	55	456	56,704
FOP	168	30	50	6,218
FOP	172	30	52	6,466
TOTALS	3,599		2,988	371,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,988	104.7160	124.35	371,558	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2430 HX Base Yr 2023



85479 BERRYESSA WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,558
TOTAL MARKET OB/XF VALUE		22,260
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		468,818
SOH/AGL Deduction		0
ASSESSED VALUE		468,818
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,818
TOTAL JUST VALUE		468,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016530	CO ISSUED	0	11/30/2021
21001931	NEW CONSTR	349,745	02/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0982	11/30/2021	SW	Q	I	02	465,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BYRD ROGER W						
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

FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E9 FOP=[YR=2021] S8 E20 N7 W13 N6 W5 S5 W2$ E2 N20 W32$ E32 S15 E5 S6 E13 N58 W21 N8$ S8 E21 N8$.

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	2,226.00	SF	10.00	10.00	100	2021	2021	3	100	22,260	

LAND DESCRIPTION

TOTAL OB/XF 22,260

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	000136	C	SFR INT	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