



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1,373	160,953
BAS	662	100	662	77,605
FCP	384	25	96	11,254
FGR	582	55	320	37,513
FOP	161	30	48	5,627
FSP	207	40	83	9,730
FUS	1,202	100	1,202	140,907
PTO	48	5	2	235
UOP	28	20	6	704
TOTALS	4,647		3,792	444,525

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1992
2	0812	CONCRETE C	0 100	0	0	1,789.00	SF	4.00	4.00	100	1992
3	1242	WD DECK A	0 100	14	14	196.00	SF	10.00	10.00	100	1997
4	0855	CONC PAVER	0 100	0	0	802.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,792	114.3675	142.96	542,104	1992	1999	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 1998 Heated Area: 3237 HX Base Yr 1998											

2215 BERKLEY CT, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/18/2024 MLU					

TOTAL OB/XF											
13,470											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		444,525	
TOTAL MARKET OB/XF VALUE		13,470	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		757,995	
SOH/AGL Deduction		389,760	
ASSESSED VALUE		368,235	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		318,235	
TOTAL JUST VALUE		757,995	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		709,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008809	0912 22*9	6,581	07/11/2023
B18018	ADDITION	75,000	08/01/2006
M11968	MECH OTHER	0	08/01/2006
P11359	OTHER	0	07/01/2006
B0108942	ADDITION	6,600	10/01/2001
7645	NEW CONSTR	103,228	10/29/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I RSN CD	SALE PRICE
2708/811	4/26/2024	QC	U	I 11	100
GRANTOR: BURCH PATRICIA C					
GRANTEE: BURCH DONALD LEVIN					
2076/1660	9/12/2016	QC	U	I 11	100
GRANTOR: BURCH PATRICIA C & DO					
GRANTEE: BURCH PATRICIA C					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2007] W23 BAS1993 = W19 FSP=[YR=2003] N9 W23 PTO=[YR=2003] W3 FCP=[YR=2003] W24 S16 FGR=[YR=1993] S26 E23 N10 W1 N16 W22 \$ E24 N16 \$ S16 E3 N16 \$ S9 FOP=[YR=1993] S7 E23 N7 W23 \$ E23 \$ S7 W28 S16 E1 S11 E15 S2E3 UOP=[YR=1993] S4 E7 N4 W7 \$ E10 N2 E14 N11 E4 N23\$ S23 W4 S7 E20 N6 E5 N7 E2 N17 \$ PTR=E15 FUS=[YR=1993] E27N6 E19 S23 W4 S11 W14 N12 W13 S12 W15 N28\$ W15\$.											