BLOCK 9 LOT 3
THE PARK PB 4/28

BERRY PATRICK L & SUSANNE H
2804 KIMBERLY STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

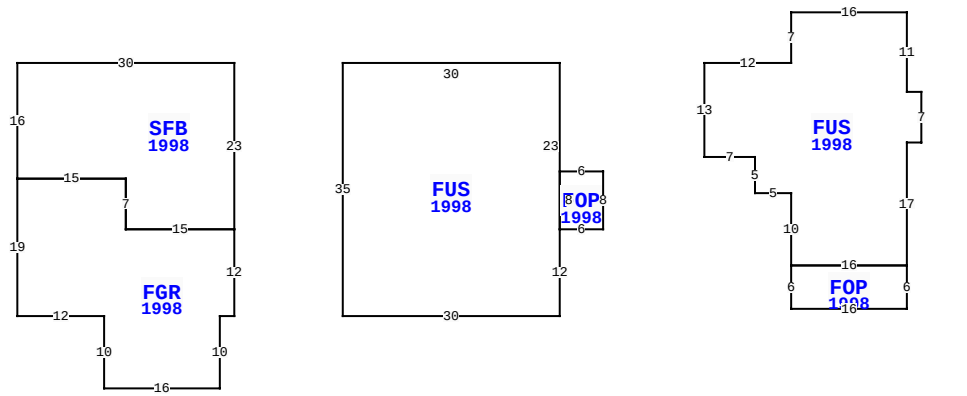
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	625	55	344	31,735
FOP	48	30	14	1,292
FOP	96	30	29	2,675
FUS	755	100	755	69,650
FUS	1,050	100	1,050	96,864
SFB	585	80	468	43,173
TOTALS	3,159		2,660	245,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,660	110.9808	105.43	280,444	1998	1998	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 1999 Heated Area: 2273 HX Base Yr 1999



2804 KIMBERLY ST, FERNANDINA BEACH

BLD DATE	09/17/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		245,388
TOTAL MARKET OB/XF VALUE		8,145
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		653,533
SOH/AGL Deduction		399,229
ASSESSED VALUE		254,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,304
TOTAL JUST VALUE		653,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111372	H/AC	100	08/15/2011
20020680	XFOB	1,000	04/22/2002
19983243	XFOB	500	02/25/1998
97-10593	NEW CONSTR	145,500	07/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/1578	12/10/2019	QC	U	I	11	100
GRANTOR: BERRY SUSANNE HOFFMAN						
GRANTEE: BERRY PATRICK L & S						
0791/0800	4/25/1997	WD	U	V	01	100
GRANTOR: HOFFMANN ALWIN						
GRANTEE: BERRY SUSANNE HOFFM						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1998] W30 S35 E30 N12 FOP=[YR=1998] E6 N8 W6 S8$N23 $ PTR= E20 FUS=[YR=1998] E12 N7 E16 S11 E2 S7 W2 S17 FOP=[YR=1998] S6 W16 N6 E16 $ W16 N10 W5 N5 W7 N13 $ W20 $ PTR= W45 SFB=[YR=1998] W30 S16 FGR=[YR=1998] S19 E12 S10 E16 N10 E2 N12 W15 N7 W15 $ E15 S7 E15 N23 $ E45 $.

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	0810	CONCRETE A	0	100	25	46	1,150.00	SF	6.50	6.50	100	1998	1998	3	75	5,606	
2	0810	CONCRETE A	0	100	4	30	120.00	SF	6.50	6.50	100	1998	1998	3	75	585	
3	1241	WD DECK G	0	100	0	0	400.00	UT	15.53	15.53	100	1998	1998	3	26	1,615	
4	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
5	1241	WD DECK G	0	100	4	15	60.00	UT	11.50	11.50	100	1998	1998	3	26	179	

LAND DESCRIPTION

TOTAL OB/XF 8,145

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS