LOT 76
HAMPTON LAKES #1 PB 7/252

THERRIEN JEFFERY LOGAN & LINH
85632 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0076-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	03	Quality Level 03

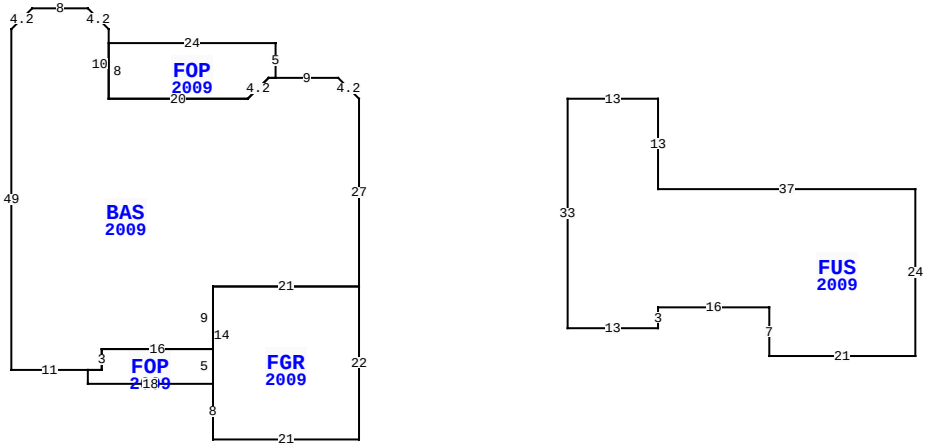
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1,862	228,822
FGR	462	55	254	31,215
FOP	84	30	25	3,073
FOP	185	30	56	6,882
FUS	1,205	100	1,205	148,083
TOTALS	3,798		3,402	418,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,402	105.7080	132.14	449,540	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2024 Heated Area: 3067 HX Base Yr



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

85632 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,072
TOTAL MARKET OB/XF VALUE		13,567
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		506,639
SOH/AGL Deduction		0
ASSESSED VALUE		506,639
TOTAL EXEMPTION VALUE	13	506,639
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		506,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007639	NEW INGROUND SWIM	109,415	06/27/2024
E21210	ELEC OTHER	2,000	09/01/2008
M14147	MECH OTHER	0	09/01/2008
R11473	REPAIR/RRF	6,390	08/01/2008
B21788	NEW CONSTR	247,896	08/01/2008
P13416	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/1425	3/05/2021	WD	Q	I	01	412,000
GRANTOR: LAWSER PHILIP K SR &						
GRANTEE: THERRIEN JEFFERY LO						
1600/0052	12/23/2008	WD	Q	I	01	342,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: LAWSER PHILIP K SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W9 FOP=[YR=2009] N5 W24 S8 E20 U3 R3 E1$ W1 D3 L3 W20 N10 U3 L3 W8 D3 L3 S49 E11
FOP=[YR=2009] S2 E18 FGR=[YR=2009] S8 E21 N22 W21 S14$ N5 W16 S3 W2$ E2 N3 E16 N9 E21 N27$ PTR=E30 FUS=[YR=2009] E13S13 E37 S24 W21 N7 W16 S3 W13 N33$ W30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0855	CONC PAVER	0	100	0	0	789.00	SF	10.00	10.00	100	2008	2008	3	89	7,022	
3	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2014	2014	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 13,567

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS