LOT 78
HAMPTON LAKES #1 PB 7/252

RANKIN PATRICK & ROBIN
85600 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0078-0000

BUILDING CHARACTERISTICS

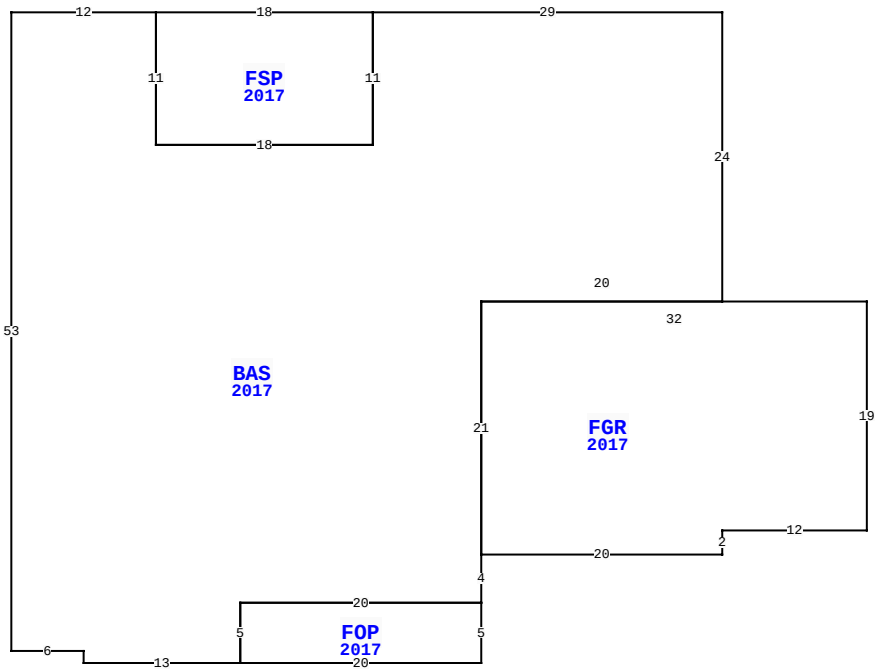
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	309,453
FGR	648	55	356	48,276
FOP	100	30	30	4,068
FSP	198	40	79	10,713
TOTALS	3,228		2,747	372,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,747	111.8400	139.80	384,031	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2282 HX Base Yr 2020



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

85600 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,510
TOTAL MARKET OB/XF VALUE		16,526
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		464,036
SOH/AGL Deduction		154,432
ASSESSED VALUE		309,604
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		254,604
TOTAL JUST VALUE		464,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632681	CO ISSUED	0	12/21/2016
B1632681	NEW CONSTR	293,249	07/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1351	4/24/2019	WD	Q	I	02	365,000
GRANTOR: CAPANO NICHOLAS G REV						
GRANTEE: RANKIN PATRICK & RO						
2093/1098	12/21/2016	SW	Q	I	01	350,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: CAPANO NICHOLAS G R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FSP=[YR=2017] W18 S11 E18 N11$ S11 W18 N11 W12 S53 E6 S1 E13 FOP=[YR=2017] E20 N5 W20 S5$ N5 E20 N4 FGR=[YR=2017] E20 N2 E12 N19 W32 S21$ N21 E20 N24$.

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	979.00	SF	10.00	10.00	100	2016	2016	3	96	9,398	
2	0462	ST/AL FNC	0	100	0	0	880.00	SF	10.00	10.00	100	2016	2016	3	81	7,128	

LAND DESCRIPTION

TOTAL OB/XF 16,526

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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS