LOT 80
IN OR 2094/731
HAMPTON LAKES #1 PB 7/252

ROSIA ROBERT & NANCY
85570 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

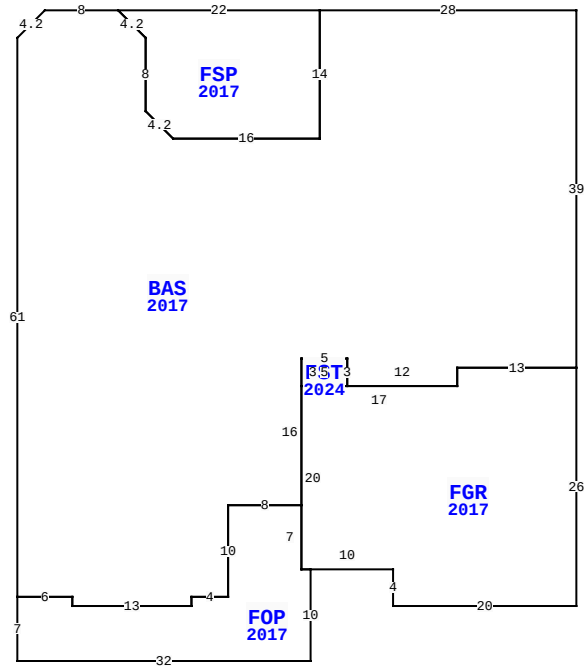
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,836	100	2,836	376,766
FGR	706	55	388	51,546
FOP	294	30	88	11,690
FSP	266	40	106	14,082
FST	15	55	8	1,063
TOTALS	4,117		3,426	455,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,426	109.5720	136.96	469,225	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 2836 HX Base Yr



85570 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		455,148
TOTAL MARKET OB/XF VALUE		16,594
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		546,742
SOH/AGL Deduction		197,267
ASSESSED VALUE		349,475
TOTAL EXEMPTION VALUE	13	349,475
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		546,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632771	CO ISSUED	0	12/30/2016
B1632771	NEW CONSTR	363,455	08/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2094/0731	12/30/2016	SW	Q	I	01	388,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: ROSIA ROBERT & NANC						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W28 S14 W16 U3L3 N8 U3L3 W8 D3L3 S61 E6 S1 E13 N1 E4 N10 E8 N16 E5 S3 E12 N2 E13 N39 $
FGR=[YR=2017;ORIG=-30,61] E10 S4 E20 N26 W13 S2 W17 S20 $
FSP=[YR=2017;ORIG=-28,0] W22 D3R3 S8 D3R3 E16 N14 $
FOP=[YR=2017;ORIG=-61,64] S7 E32 N10 W1 N7 W8 S10 W4 S1 W13 N1 W6 $
FST=[YR=2024;ORIG=-30,38] E5 S3 W5 N3 $
.

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	1,040.00	SF	10.00	10.00	100	2016	2016	3	96	9,984	
2	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2016	2016	3	81	6,610	

LAND DESCRIPTION

TOTAL OB/XF 16,594

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