LOT 3
HAMPTON LAKES PHASE 3
OR 2229/288

TURLIP ROBERT M & DONNA F
85440 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0003-0000

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	13	LVT/LAMNT 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

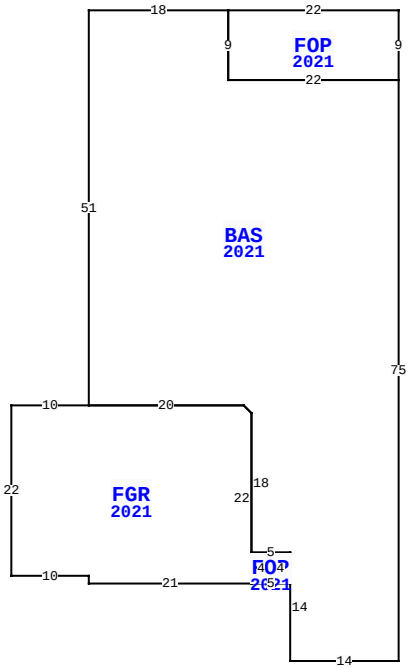
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	318,177
FGR	703	55	387	51,306
FOP	20	30	6	795
FOP	198	30	59	7,822
TOTALS	3,321		2,852	378,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,852	106.5960	133.24	380,000	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2400 HX Base Yr 2022



85440 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		378,100
TOTAL MARKET OB/XF VALUE		73,638
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		526,738
SOH/AGL Deduction		81,638
ASSESSED VALUE		445,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		395,100
TOTAL JUST VALUE		526,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010020	POOL ENCL	13,470	08/04/2023
21007215	SWIM POOL	81,912	08/09/2021
20009329	NEW CONSTR	331,371	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1524	4/12/2021	SW	Q	I	02	421,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TURLIP ROBERT M & D						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W22 BAS=[YR=2021] W18 S51 FGR=[YR=2021] W10 S22 E10 S1 E21 FOP=[YR=2021] E5 N4 W5 S4$ N22 U1 L1 W20$ E20 R1 D1 S18 E5 S14 E14 N75 W22 N9$ S9 E22 N9$.

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	1,340.00	SF	10.00	10.00	100	2021	2021	3	99	13,266	
2	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2022	2022	3	98	35,319	
3	0911	SCRN RM A	0	100	39	26	1,014.00	SF	17.50	17.50	100	2022	2022	3	97	17,213	
4	0855	CONC PAVER	0	100	0	0	590.00	SF	10.00	10.00	100	2022	2022	3	100	5,900	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 73,638

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	000134	C	SFR POND	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 12/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS