

LOT 26
HAMPTON LAKES PHASE 3
OR 2229/288

SNYDER PAUL G/MEROLLIS PAULA J
85304 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0026-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	

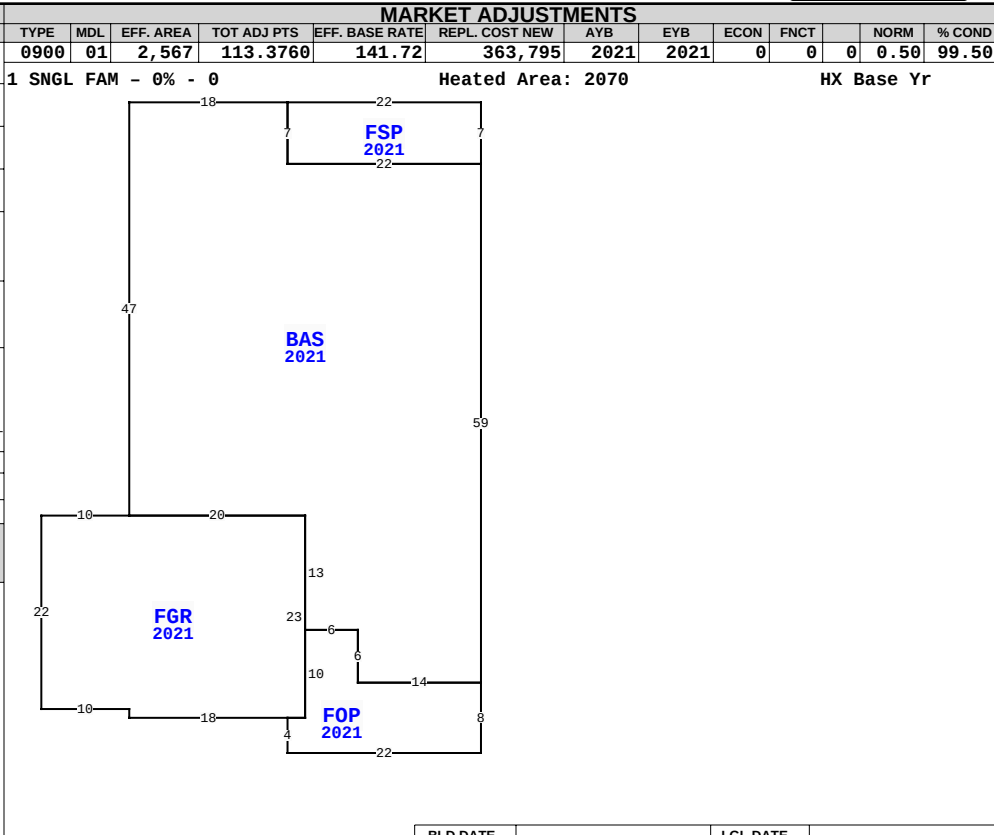
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	291,893
FGR	680	55	374	52,738
FOP	204	30	61	8,602
FSP	154	40	62	8,743

TOTALS	3,108		2,567	361,976
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	1,111.00	SF	10.00	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

REVIEW DATE 09/27/2021 BY NW



85304 BERRYESSA WAY, FERNANDINA BEACH

TOTAL OB/XF									
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1	0855	CONC PAVER	0	0	1,111.00	SF	10.00	10.00	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	1,111.00	SF	10.00	10.00	

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	361,976		
TOTAL MARKET OB/XF VALUE	10,999		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	447,975		
SOH/AGL Deduction	29,143		
ASSESSED VALUE	418,832		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	418,832		
TOTAL JUST VALUE	447,975		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	431,705		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013172	NEW CONSTR	296,586	01/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2482/0530	7/26/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: SNYDER PAUL G & PAU					
2246/1096	12/31/2018	SW	U	V	37
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W22 BAS=[YR=2021] W18 S47 FGR=[YR=2021] W10 S22 E10 S1 E18 FOP=[YR=2021] S4 E22 N8 W14 N6 W6 S10 W2\$ E2 N23 W20\$ E20 S13 E6 S6 E14 N59 W22 N7\$ S7 E22 N7\$.									

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