

LOT 27
HAMPTON LAKES PHASE 3
OR 2229/288

BIELLO WILLIAM ANGELO & SHERRI ALENDA
85290 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0027-0000



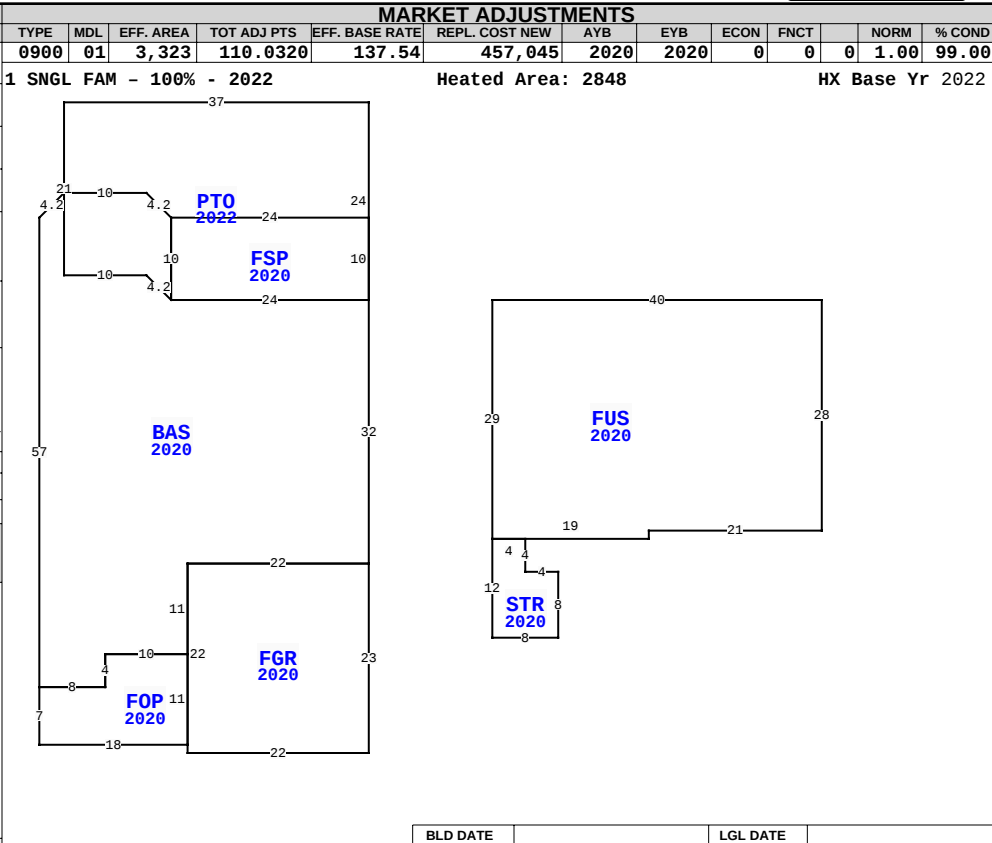
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	232,705
FGR	506	55	278	37,854
FOP	166	30	50	6,808
FSP	240	40	96	13,072
FUS	1,139	100	1,139	155,091
PTO	854	5	43	5,855
STR	80	10	8	1,089
TOTALS	4,694		3,323	452,475

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	616.00	SF	10.00	10.00	100	2020
2	0911	SCRN RM A	0 100	0	0	856.00	SF	17.50	17.50	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
20,629											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			452,475
TOTAL MARKET OB/XF VALUE			20,629
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			548,104
SOH/AGL Deduction			116,268
ASSESSED VALUE			431,836
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			376,836
TOTAL JUST VALUE			548,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			528,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005189	ADDITION	24,790	04/05/2022
20001424	CO ISSUED	0	09/28/2020
20001424	NEW CONSTR	385,048	02/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0188	1/26/2021	SW	Q	I	01	426,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BIELLO WILLIAM ANGE						
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											
PTO=[YR=2022] N24 W37 S21 E10 R3 D3 E24\$ FSP=[YR=2020] N10 W24 BAS=[YR=2020] U3 L3 W10 L3 D3 S57 FOP=[YR=2020] S7E18 FGR=[YR=2020] S1 E22 N23 W22 S22\$ N11 W10 S4 W8 \$ E8 N4 E10 N11E22 N32 W24 N10 \$ S10 E24\$ PTR=E15 FUS=[YR=2020] S29 STR=[YR=2020] S12 E8 N8 W4 N4 W4\$ E19 N1 E21 N28W40\$ W15\$.											