

LOT 29
HAMPTON LAKES PHASE 3
OR 2229/288

COATS KEVIN IRA & BARBARA ANN
85262 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0029-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		20 100
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
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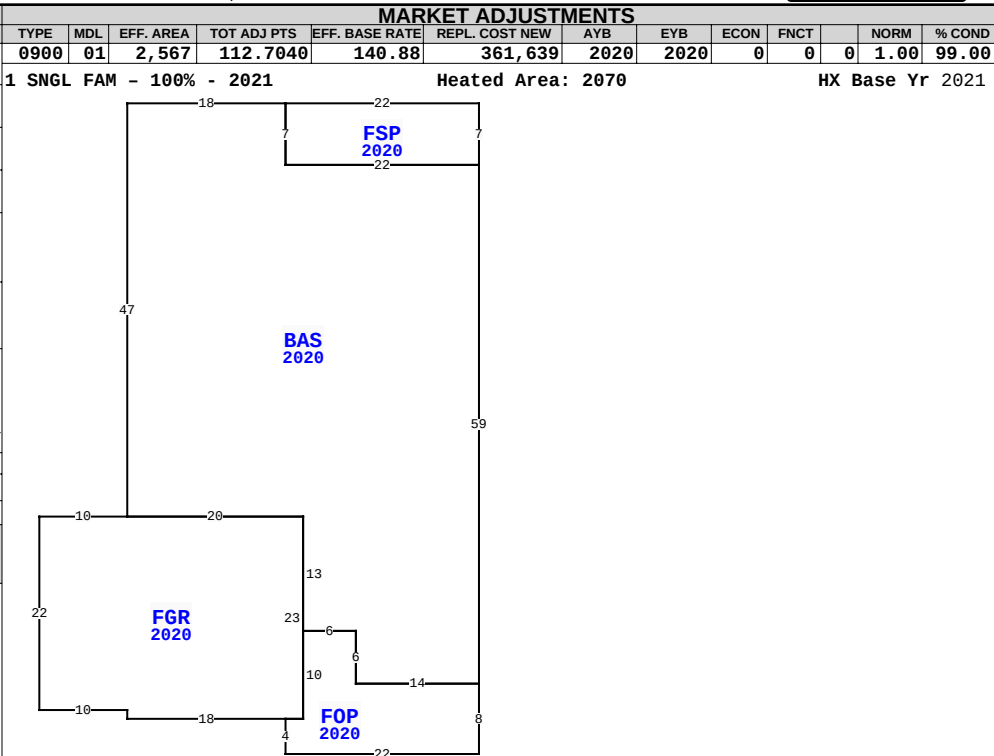
NEIGHBORHOOD/LOC	4085.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	288,706
FGR	680	55	374	52,162
FOP	204	30	61	8,508
FSP	154	40	62	8,648

TOTALS	3,108		2,567	358,023
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0 100	0	0	1,114.00	SF	10.00	10.00	100
2	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100
4	0855	CONC PAVER	0 100	0	0	667.00	SF	10.00	10.00	100
5	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100

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



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

85262 BERRYESSA WAY, FERNANDINA BEACH

TOTAL OB/XF										
49,104										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		358,023	
TOTAL MARKET OB/XF VALUE		49,104	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		482,127	
SOH/AGL Deduction		124,372	
ASSESSED VALUE		357,755	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		307,755	
TOTAL JUST VALUE		482,127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		466,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012920	SWIM POOL	40,000	12/23/2020
19010018	NEW CONSTR	293,209	12/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/0930	9/09/2020	SW	Q	I	02	369,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COATS KEVIN IRA & B						
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										
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BUILDING DIMENSIONS										
FSP=[YR=2020] W22 BAS=[YR=2020] W18 S47 FGR=[YR=2020] W10 S22 E10 S1 E18 FOP=[YR=2020] S4 E22 N8 W14 N6 W6 S10 W2\$ E2 N23 W20\$ E20 S13 E6 S6 E14 N59 W22 N7\$ S7 E22 N7\$.										