LOT 30
HAMPTON LAKES PHASE 3
OR 2229/288

PAIGE WILLIAM R JR & BETHANY G
85248 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0030-0000

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 60
Interior Floo	14	CARPET 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

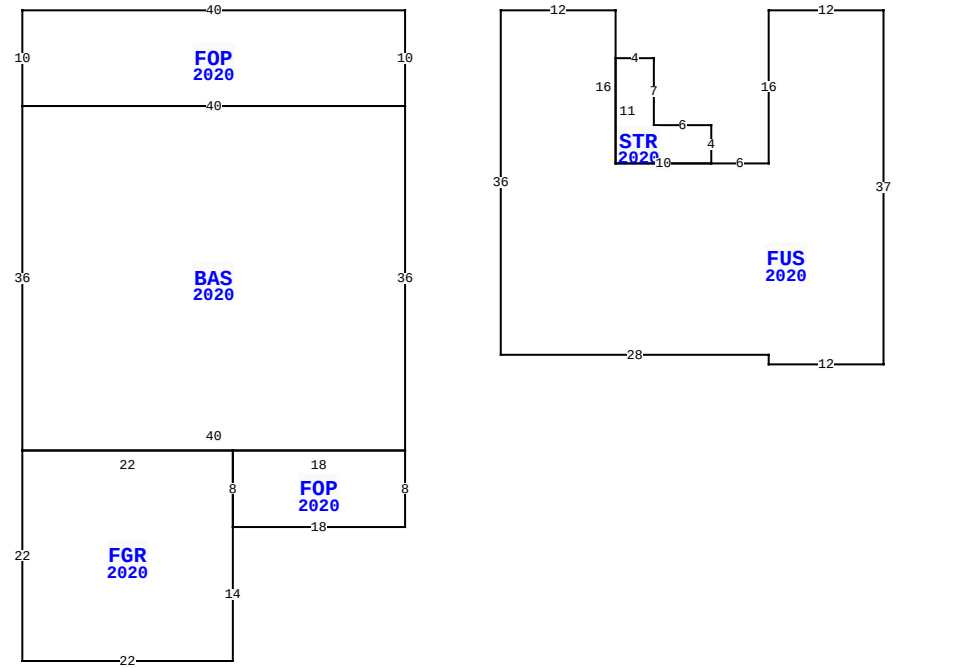
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	185,584
FGR	484	55	266	34,282
FOP	144	30	43	5,542
FOP	400	30	120	15,466
FUS	1,196	100	1,196	154,138
STR	68	10	7	902
TOTALS	3,732		3,072	395,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,072	104.1440	130.18	399,913	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2636 HX Base Yr 2021



85248 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,914
TOTAL MARKET OB/XF VALUE		49,817
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		520,731
SOH/AGL Deduction		137,664
ASSESSED VALUE		383,067
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		333,067
TOTAL JUST VALUE		520,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013418	ADDITION	11,150	10/01/2021
21005761	SWIM POOL	51,796	05/06/2021
20008060	CO ISSUED	0	09/02/2020
19009880	NEW CONSTR	354,572	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0756	11/05/2020	SW	Q	I	02	394,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PAIGE WILLIAM R JR						
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=2020] W40 S10 BAS=[YR=2020] S36 FGR=[YR=2020] S22 E22 N14 FOP=[YR=2020] E18 N8 W18 S8$ N8 W22$ E40 N36 W40$ E40 N10$ PTR=E10 FUS=[YR=2020] S36 E28 S1 E12 N37 W12 S16 W6 STR=[YR=2020] N4 W6 N7 W4 S11 E10$ W10 N16 W12$ W10$.

EXTRA FEATURES

L N	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	684.00	SF	10.00	10.00	100	2020	2020	3	99	6,772	
2	0911	SCRN RM A	0	100	0	0	800.00	SF	17.50	17.50	100	2021	2021	3	93	13,020	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2021	2021	3	95	25,194	
4	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00	10.00	100	2021	2021	3	99	4,831	

LAND DESCRIPTION

TOTAL OB/XF 49,817

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS