LOT 32
HAMPTON LAKES PHASE 3
OR 2229/288

MYERS RICHARD STEPHEN & DOLORES ANN
85220 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0032-0000

BUILDING CHARACTERISTICS

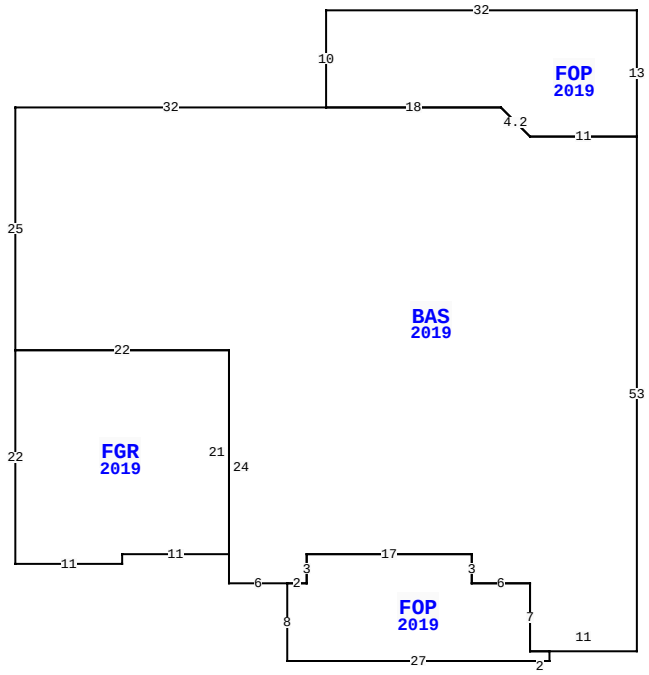
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,597	100	2,597	335,999
FGR	473	55	260	33,639
FOP	253	30	76	9,833
FOP	358	30	107	13,843
TOTALS	3,681		3,040	393,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,040	105.6160	132.02	401,341	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2597 HX Base Yr 2020



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

85220 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,314
TOTAL MARKET OB/XF VALUE		9,349
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,663
SOH/AGL Deduction		148,932
ASSESSED VALUE		328,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,731
TOTAL JUST VALUE		477,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010676	CO ISSUED	0	10/09/2019
B1903211	NEW CONSTR	349,177	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0548	10/17/2019	SW	Q	I	02	384,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MYERS RICHARD STEPH						
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=2019] W32 S10 BAS=[YR=2019] W32 S25 FGR=[YR=2019] S22 E11 N1 E11 N21 W22$ E22 S24 E6 FOP=[YR=2019] S8 E27 N1 W2 N7 W6 N3 W17 S3 W2$ E2 N3 E17 S3 E6 S7 E11 N53 W11 U3 L3 W18$ E18 D3 R3 E11 N13$.

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	846.00	SF	10.00	10.00	100	2019	2019	3	98	8,291	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2019	2019	3	98	1,058	

LAND DESCRIPTION

TOTAL OB/XF 9,349

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	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 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS