

MC GEE BOBBY & KRISTEN A
85206 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3.5100

Frame02WOOD FRAME 100

Stories000100

Units000100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4085.0100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS3,0811003,081393,247

FGR7905543455,394

FOP19630597,530

FOP263307910,083

FUS39910039950,926

STR60106765

TOTALS4,7894,058517,948

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100001,159.00SF10.0010.001002019201939811,358

20855CONC PAVER01000056.00SF10.0010.0010020192019398549

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000133CSFR LAKE100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE01/22/2020BY DJTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900014,058103.6640129.58525,83620192019001.5098.50

1 SNGL FAM - 100% - 2024Heated Area: 3480HX Base Yr 2024

4.294.22231

61BAS2019

1320712421

61711826

41726

6

14

FOP2019

15

40

FGR2019

26

1515

FUS2019

15

15

STI2019

4

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE517,948

TOTAL MARKET OB/XF VALUE11,907

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE604,855

SOH/AGL Deduction0

ASSESSED VALUE604,855

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE554,855

TOTAL JUST VALUE604,855

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE581,573

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2380/19987/30/2020SWQI02433,000

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: MCGEE BOBBY & KRIST

2246/109612/31/2018SWUV375,700,000

GRANTOR: AW VENTURE I LLC ET A

GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FOP=[YR=2019] W22 D3 R3 S7 D4 R4 E15
N14\$ S14 W15 U4 L4 N7 U3 L3 W9 D3 L3 S61 E6 S2
FOP=[YR=2019] S4 E26 N8 FGR=[YR=2019] E12 S4 E21 N26 W13 S2
W21 S20 E1\$ W1 N7 W8 S11 W17\$ E17 N11 E8 N13 E21 N2 E13 N40\$
PTR=E20 FUS=[YR=2019] E25 S15 W6 S3 STR=[YR=2019] S15 W4 N15
E4\$ W8 N3 W11 N15\$ W20\$.