LOT 39
HAMPTON LAKES PHASE 3
OR 2229/288

ENGEL EDWARD EDWIN III
85108 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0039-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

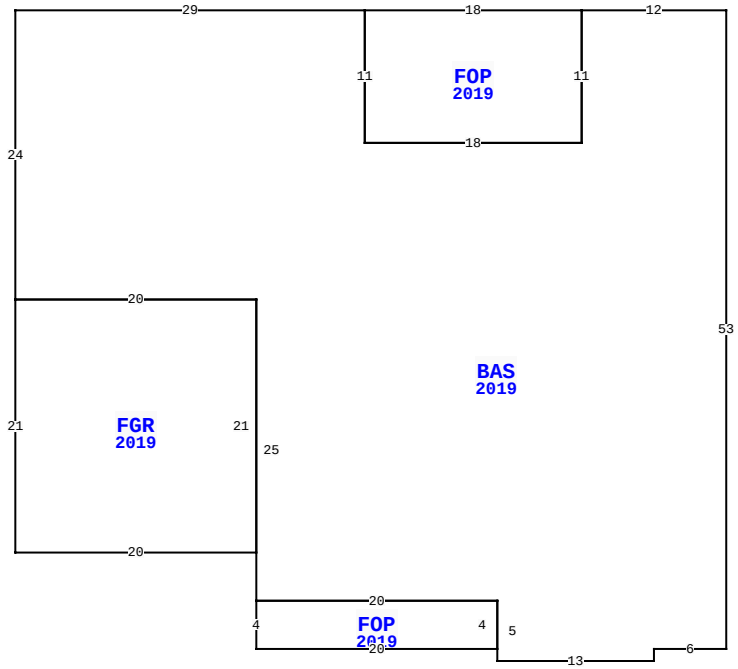
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	321,251
FGR	420	55	231	32,520
FOP	80	30	24	3,379
FOP	198	30	59	8,306
TOTALS	2,980		2,596	365,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,596	114.3360	142.92	371,020	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2282 HX Base Yr 2021



85108 BERRYESSA WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,455
TOTAL MARKET OB/XF VALUE		7,742
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		448,197
SOH/AGL Deduction		119,710
ASSESSED VALUE		328,487
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		273,487
TOTAL JUST VALUE		448,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000415	CO ISSUED	0	01/15/2020
B1903622	NEW CONSTR	307,574	04/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/1713	7/16/2020	SW	Q	I	02	374,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ENGEL EDWARD EDWIN						
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

BAS=[YR=2019] W12 FOP=[YR=2019] W18 S11 E18 N11$ S11 W18 N11 W29 S24 FGR=[YR=2019] S21 E20 N21 W20$ E20 S25 FOP=[YR=2019] S4 E20 N4 W20$ E20 S5 E13 N1 E6 N53$.

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	698.00	SF	10.00	10.00	100	2019	2019	3	98	6,840	
2	0855	CONC PAVER	0	100	0	0	92.00	SF	10.00	10.00	100	2019	2019	3	98	902	

LAND DESCRIPTION

TOTAL OB/XF 7,742

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