

LOT 48
HAMPTON LAKES PHASE 3
OR 2229/288

KAVANAUGH RONALD/
85227 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0048-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 100	0900	01	3,164	104.3280	130.41	412,617	2020	2020	0	0	1.00	99.00	VALUATION BY STANDARD																							
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022												Heated Area: 2687												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												408,491											
Interior Floor	13	LVT/LAMMT 70													TOTAL MARKET OB/XF VALUE												70,781											
Interior Floor	14	CARPET 30													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												554,272											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												88,426											
Bedrooms	4	100													ASSESSED VALUE												465,846											
Bathrooms	3.5	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												415,846											
Stories	1.	1. 100													TOTAL JUST VALUE												554,272											
Units	0	100	NCON VALUE												59,020																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 476,789																							
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	2,687	100	2,687	346,908																																		
FGR	624	55	343	44,284																																		
FOP	209	30	63	8,134																																		
FOP	238	30	71	9,166																																		
TOTALS			3,758	3,164	408,491																																	
EXTRA FEATURES			85227 BERRYESSA WAY, FERNANDINA BEACH																																			
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	1,188.00	SF	10.00	10.00	100	2020	2020	3	99	11,761																						
2	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	2024	2023		100	40,800																						
3	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2024	2023		100	8,200																						
4	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2024	2023		100	9,120																						
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900																						
TOTAL OB/XF																		70,781																				
LAND DESCRIPTION			TOTAL OB/XF															70,781																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000135	C	SFR CNSVTN	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 03/09/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																						