LOT 51
HAMPTON LAKES PHASE 3
OR 2229/288

LEAHY JEFFREY DENNIS & GEORGIANN ESTHER
85269 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0051-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

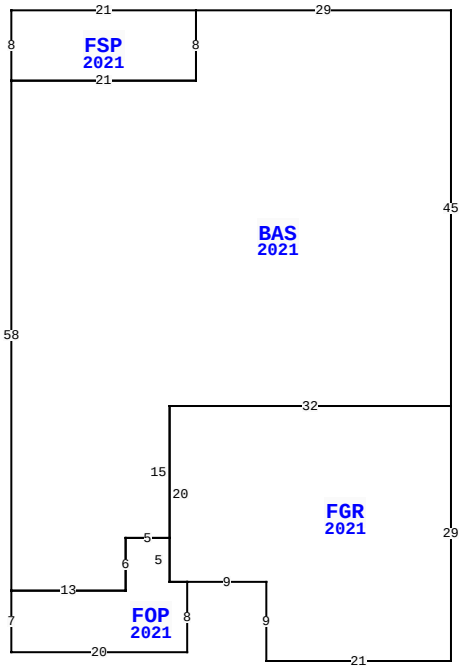
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	331,149
FGR	829	55	456	62,142
FOP	172	30	52	7,086
FSP	168	40	67	9,130
TOTALS	3,599		3,005	409,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,005	109.5720	136.96	411,565	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2430 HX Base Yr 2022



85269 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,507
TOTAL MARKET OB/XF VALUE		14,801
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		499,308
SOH/AGL Deduction		138,721
ASSESSED VALUE		360,587
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,587
TOTAL JUST VALUE		499,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001921	CO ISSUED	0	02/18/2021
20008646	NEW CONSTR	346,285	09/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/0497	2/25/2021	SW	Q	I	01	411,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LEAHY JEFFREY DENNI						
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=2021] W29 FSP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2021] S7 E20 N8 FGR=[YR=2021] E9 S9 E21 N29 W32 S20
E2$ W2 N5 W5 S6 W13$ E13 N6 E5 N15 E32 N45$.

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	1,495.00	SF	10.00	10.00	100	2021	2021	3	99	14,801	

LAND DESCRIPTION

TOTAL OB/XF 14,801

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	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 02/26/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS