LOT 60
HAMPTON LAKES PHASE 3
OR 2229/288

MILK NEIL & JENNIFER
85395 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0060-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

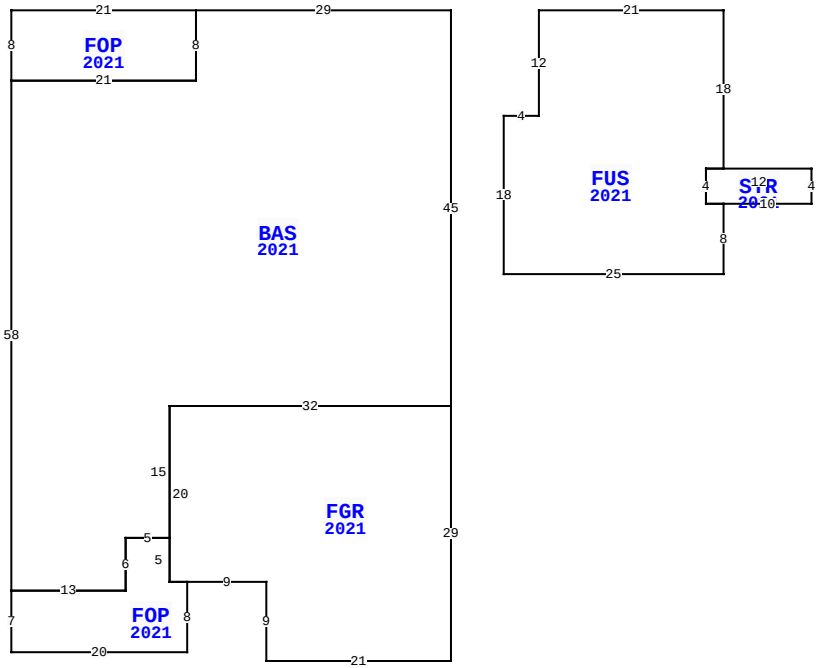
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	323,146
FGR	829	55	456	60,639
FOP	168	30	50	6,650
FOP	172	30	52	6,915
FUS	694	100	694	92,289
STR	48	10	5	665
TOTALS	4,341		3,687	490,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,687	106.9200	133.65	492,768	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 3124 HX Base Yr 2022



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

85395 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		490,304
TOTAL MARKET OB/XF VALUE		15,682
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		580,986
SOH/AGL Deduction		107,567
ASSESSED VALUE		473,419
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		423,419
TOTAL JUST VALUE		580,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017849	CO ISSUED	0	12/28/2021
21005044	NEW CONSTR	459,521	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/597	2/27/2024	WD	Q	I	01	694,000
GRANTOR: RYAN AUSTIN & CAMILA						
GRANTEE: MILK NEIL & JENNIFE						
2538/0353	12/30/2021	SW	Q	I	01	534,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RYAN AUSTIN & CAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[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$ PTR=E10
FUS=[YR=2021] S12 W4 S18 E25 N8 STR=[YR=2021] E10 N4 W12 S4
E2$ W2 N4 E2 N18 W21$ W10$.

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	1,584.00	SF	10.00	10.00	100	2021	2021	3	99	15,682	

LAND DESCRIPTION

TOTAL OB/XF 15,682

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 12/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS