

LOT 61
HAMPTON LAKES PHASE 3
OR 2229/288

ZOLA JEFFREY BEN & DONNA RENAE L/E/
85409 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0061-0000



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	13	LVT/LAMMT 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	309,750
FGR	829	55	456	58,126
FOP	50	30	15	1,912
FSP	168	40	67	8,540
UOP	243	20	49	6,246
TOTALS	3,720		3,017	384,575

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,394.00	SF	10.00	10.00	
2	0911	SCRN RM A	0	0	0	0	243.00	SF	21.88	21.88	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,017	102.4880	128.11	386,508	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 0% - 0 Heated Area: 2430 HX Base Yr											
85409 BERRYESSA WAY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
18,957											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											384,575
TOTAL MARKET OB/XF VALUE											18,957
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											478,532
SOH/AGL Deduction											20,511
ASSESSED VALUE											458,021
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											458,021
TOTAL JUST VALUE											478,532
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											461,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012991	ADDITION	6,708	08/24/2022
21003765	CO ISSUED	0	03/29/2021
20010121	NEW CONSTR	343,218	10/22/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2704/1603	4/02/2024	LE	U	I	11	100			
GRANTOR: ZOLA JEFFREY BEN & DO									
GRANTEE: ZOLA CHRISTOPHER									
2447/1960	3/30/2021	SW	Q	I	02	413,700			
GRANTOR: AVH NORTH FLORIDA LLC									
GRANTEE: ZOLA JEFFREY BEN &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W29 UOP=[YR=2022] N9 L3 U3 W15 L3 D3 S9 E21\$ FSP=[YR=2021] W21 S8 E21N8\$ S8 W21 S58 E11 FOP=[YR=2021] S2 E9 N3 FGR=[YR=2021] E9 S9 E21 N29 W32 S20 E2\$ W2 N5 W5 S6 W2\$ E2N6 E5 N15 E32 N45\$.											