LOT 412
NORTH HAMPTON PHASE 3 PB 7/16

BERRY MAURICE E III & LINDA A
85061 BARSONAGE CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0412-0000

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

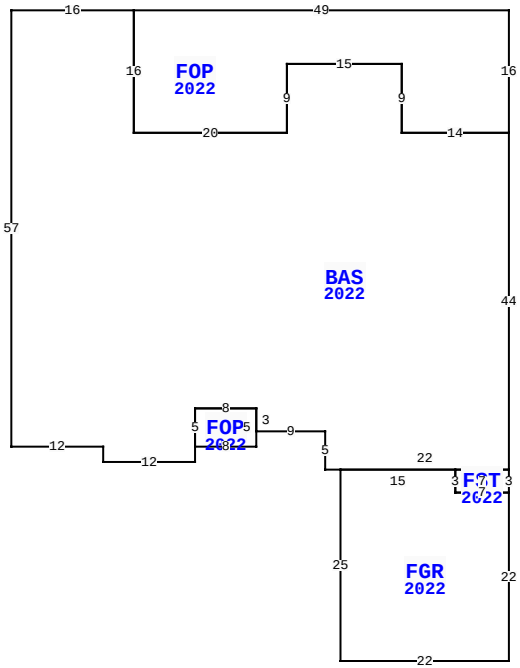
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,094	100	2022	3,094	424,714
FGR	529	55	2022	291	39,945
FOP	40	30	2022	12	1,648
FOP	649	30	2022	195	26,767
FST	21	55	2022	12	1,648
TOTALS	4,333			3,604	494,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,604	104.5170	137.96	497,208	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3094 HX Base Yr 2023



85061 BARSONAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		494,722
TOTAL MARKET OB/XF VALUE		17,444
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		687,166
SOH/AGL Deduction		59,287
ASSESSED VALUE		627,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		577,157
TOTAL JUST VALUE		687,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017882	CO ISSUED	0	12/06/2022
21017689	NEW CONSTR	511,977	12/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/1554	4/08/2021	WD	Q	V	02	121,500
GRANTOR: MCKINNIE JULIAN W & D						
GRANTEE: BERRY MAURICE E III						
1277/1559	12/02/2004	WD	Q	V		196,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MCKINNIE JULIAN W &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W49 BAS=[YR=2022] W16 S57 E12 S2 E12 N2 FOP=[YR=2022] E8 N5 W8 S5$ N5 E8 S3 E9 S5 E2 FGR=[YR=2022] S25 E22 N22 FST=[YR=2022] N3 W7 S3 E7$ W7 N3 W15$ E22 N44 W14 N9 W15 S9 W20 N16$ S16 E20 N9 E15 S9 E14 N16$.

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	1,762.00	SF	10.00	10.00	100	2022	2022	3	99	17,444	

LAND DESCRIPTION

TOTAL OB/XF 17,444

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 12/01/2022 BY NW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS