LOT 77
IN OR 2089/648
HAMPTON LAKES #1 PB 7/252

CORTSEN DREW M & KATHLEEN M
85616 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0077-0000

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		4 100
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

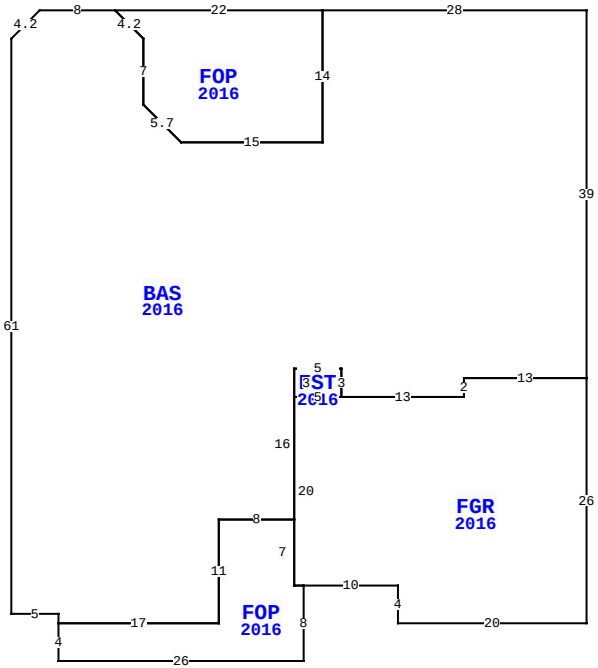
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,820	100	2016	2,820	390,288
FGR	726	55	2016	399	55,222
FOP	196	30	2016	59	8,166
FOP	263	30	2016	79	10,933
FST	15	55	2016	8	1,107
TOTALS	4,020			3,365	465,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,365	108.6520	143.42	482,608	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2820 HX Base Yr 2017



85616 BERRYESSA WAY, FERNANDINA BEACH

BLD DATE	11/28/2016 KK	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		465,717
TOTAL MARKET OB/XF VALUE		48,988
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		589,705
SOH/AGL Deduction		205,453
ASSESSED VALUE		384,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,530
TOTAL JUST VALUE		589,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632506	CO ISSUED	0	12/01/2016
B1633264	SCRNENCL	20,356	10/01/2016
B1633048	SWIM POOL	41,300	09/01/2016
B1632506	NEW CONSTR	361,156	06/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0648	11/30/2016	SW	Q	I	01	454,500
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: CORTSEN DREW M & KA						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 FOP=[YR=2016] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 S1 FOP=[YR=2016] S4 E26 N8 FGR=[YR=2016] E10 S4 E20 N26 W13 S2 W13 FST=[YR=2016] N3 W5 S3 E5$ W5 S20 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E13 N2 E13 N39$.

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	919.00	SF	10.00	10.00	100	2016	2016	3	95	8,731	
2	0855	CONC PAVER	0	100	9	4	36.00	SF	10.00	10.00	100	2016	2016	3	95	342	
3	0861	POOL GUNIT	0	100	0	0	332.00	SF	85.00	85.00	100	2016	2016	3	78	22,012	
4	0855	CONC PAVER	0	100	0	0	623.00	SF	10.00	10.00	100	2016	2016	3	95	5,919	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	
6	0911	SCRN RM A	0	100	48	18	864.00	SF	17.50	17.50	100	2016	2016	3	70	10,584	

LAND DESCRIPTION

TOTAL OB/XF 48,988

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	000134	C	RES POND	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS