



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	4077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,282	100
FGR	648	55
FOP	100	30
FSP	198	40
TOTALS	3,228	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,747	111.8400	147.63	405,540	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2025 Heated Area: 2282 HX Base Yr											
85600 BERRYESSA WAY, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			391,346
TOTAL MARKET OB/XF VALUE			16,165
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			482,511
SOH/AGL Deduction			0
ASSESSED VALUE			482,511
TOTAL EXEMPTION VALUE			13 482,511
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			482,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,036
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632681	CO ISSUED	0	12/21/2016
B1632681	NEW CONSTR	293,249	07/18/2016
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
2270/1351	4/24/2019	WD Q	I 02 365,000
GRANTOR: CAPANO NICHOLAS G REV			
GRANTEE: RANKIN PATRICK & RO			
2093/1098	12/21/2016	SW Q	I 01 350,700
GRANTOR: AVATAR PROPERTIES INC			
GRANTEE: CAPANO NICHOLAS G R			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2017] W29 FSP=[YR=2017] W18 S11 E18 N11\$ S11 W18			
N11 W12 S53 E6 S1 E13 FOP=[YR=2017] E20 N5 W20 S5\$ N5 E20 N4			
FGR=[YR=2017] E20 N2 E12 N19 W32 S21\$ N21 E20 N24\$.			

EXTRA FEATURES										85600 BERRYESSA WAY, FERNANDINA BEACH				INC DATE		AG DATE		06/16/2016		REMARKS	
L N	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	979.00	SF	10.00	10.00	100	2016	2016	3	95	9,301					
2	0462	ST/AL FNC	0	100	0	0	880.00	SF	10.00	10.00	100	2016	2016	3	78	6,864					
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