LOT 82
IN OR 2114/1211
HAMPTON LAKES #1 PB 7/252

DUBY MANUEL S & WALTERENE L
85542 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

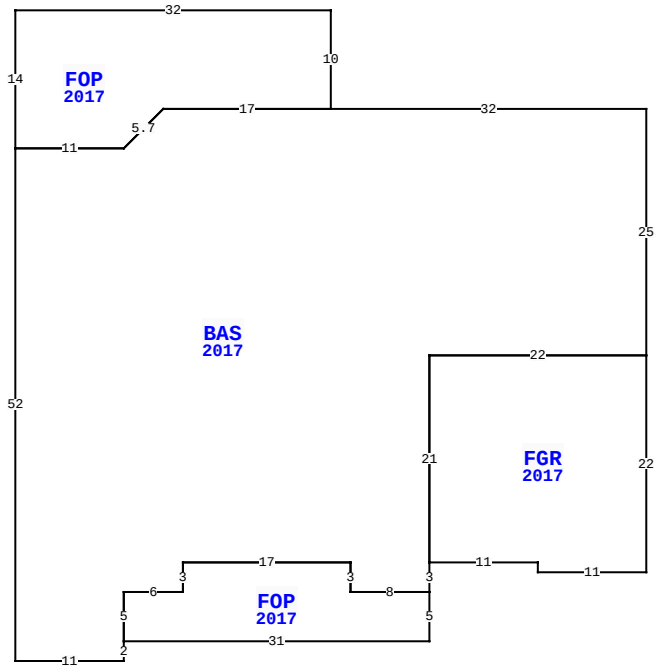
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2017	2,582	341,804
FGR	473	55	2017	260	34,419
FOP	206	30	2017	62	8,208
FOP	372	30	2017	112	14,826
TOTALS	3,633			3,016	399,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,016	103.8680	137.11	413,524	2017	2017	0	0	0	3.45	96.55

1 SNGL FAM – 100% - 2018 Heated Area: 2582 HX Base Yr 2018



85542 BERRYESSA WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,257
TOTAL MARKET OB/XF VALUE		4,278
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		478,535
SOH/AGL Deduction		174,109
ASSESSED VALUE		304,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,704
TOTAL JUST VALUE		478,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003150	CO ISSUED	0	04/11/2017
B1632808	NEW CONSTR	319,354	08/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/1211	4/12/2017	SW	Q	I	01	350,900
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: DUBY MANUEL S & WAL						
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=2017] W32 FOP=[YR=2017] N10 W32 S14 E11 U4 R4 E17$ W17 D4 L4 W11 S52 E11 N2 FOP=[YR=2017] E31 N5 W8 N3 W17 S3 W6 S5$ N5 E6 N3 E17 S3 E8 N3 FGR=[YR=2017] E11 S1 E11 N22 W22 S21$ N21 E22 N25$.

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	0811	CONCRETE B	0	100	0	0	857.00	SF	5.20	5.20	100	2017	2017	3	96	4,278	

LAND DESCRIPTION

TOTAL OB/XF 4,278

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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS