LOT 85
IN OR 2153/81
HAMPTON LAKES #1 PB 7/252

GEIGER PAUL J & TAMERA K
85493 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0085-0000

BUILDING CHARACTERISTICS

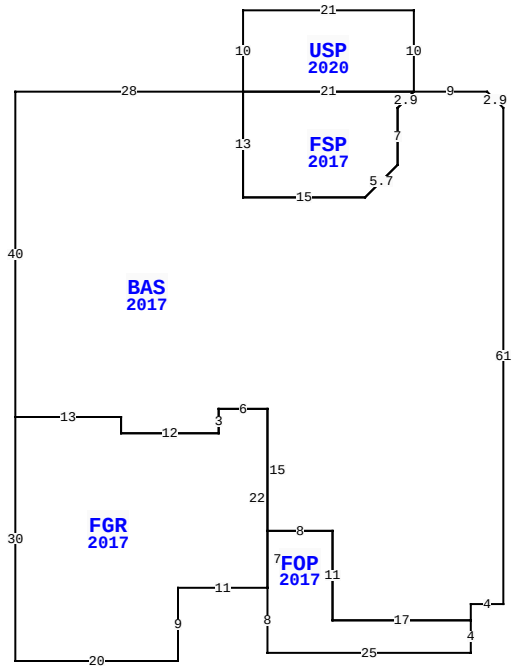
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,804	100	2017	2,804	364,328
FGR	813	55	2017	447	58,080
FOP	188	30	2017	56	7,276
FSP	241	40	2017	96	12,473
USP	210	30	2020	63	8,186
TOTALS	4,256			3,466	450,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,466	101.4760	133.95	464,271	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2804 HX Base Yr 2018



85493 BERRYESSA WAY, FERNANDINA BEACH

BLD DATE		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		450,343
TOTAL MARKET OB/XF VALUE		15,379
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		540,722
SOH/AGL Deduction		203,110
ASSESSED VALUE		337,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,890
TOTAL JUST VALUE		540,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002951	SCRN ENCL	21,050	05/12/2020
17008823	CO ISSUED	0	10/06/2017
17003563	NEW CONSTR	369,496	04/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0081	10/10/2017	SW	Q	I	01	475,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: GEIGER PAUL J & TAM						
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] U2 L2 W9 USP=[YR=2020] N10 W21 S10 E21$
FSP=[YR=2017] W21 S13 E15 U4 R4 N7 U2 R2 $ D2 L2 S7 D4 L4 W15 N13 W28 S40 FGR=[YR=2017] S30 E20 N9 E11
FOP=[YR=2017] S8 E25 N4 W17 N11W8 S7$ N22 W6 S3 W12 N2 W13$ E13 S2 E12 N3 E6 S15 E8 S11 E17 N2 E4 N61$.

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	1,602.00	SF	10.00	10.00	100	2017	2017	3	96	15,379	

LAND DESCRIPTION

TOTAL OB/XF 15,379

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	000135	C	RES NATURAL	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 09/24/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS