LOT 94
IN OR 2113/1937
HAMPTON LAKES #1 PB 7/252

BAKER TRUST/BAKER YANN LYN TRUSTEE
85653 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

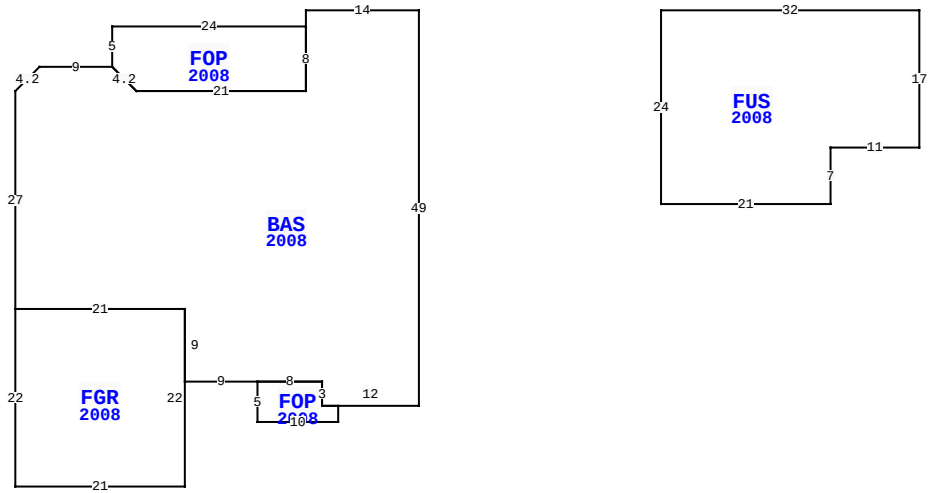
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,823	100	2008	1,823	245,469
FGR	462	55	2008	254	34,201
FOP	44	30	2008	13	1,751
FOP	188	30	2008	56	7,540
FUS	691	100	2008	691	93,044
TOTALS	3,208			2,837	382,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,837	110.8800	146.36	415,223	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2016 Heated Area: 2514 HX Base Yr 2016



BLD DATE	12/02/2008	RK	LGL DATE
XF DATE	12/02/2008	RK	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85653 BERRYESSA WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,005
TOTAL MARKET OB/XF VALUE		42,852
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		499,857
SOH/AGL Deduction		185,492
ASSESSED VALUE		314,365
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		258,643
TOTAL JUST VALUE		499,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003463	SWIM POOL	47,000	03/22/2021
C21495	CO ISSUED	209,682	10/02/2008
M13983	MECH OTHER	0	07/01/2008
E20874	ELEC OTHER	2,000	06/01/2008
R11313	REPAIR/RRF	5,400	06/01/2008
B21495	NEW CONSTR	209,682	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1937	4/11/2017	WD	U	I	11	100
GRANTOR: BAKER DYANN LYN						
GRANTEE: BAKER TRUST						
1988/0617	6/26/2015	WD	Q	I	01	289,000
GRANTOR: MILLER ERIC W REVOCAB						
GRANTEE: BAKER DYANN LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 S2 FOP=[YR=2008] W24 S5 D3 R3 E21 N8 $ S8 W21 U3 L3 W9 D3 L3 S27 FGR=[YR=2008] S22 E21 N22 W21 $ E21 S9 E9 FOP=[YR=2008] S5 E10 N2 W2 N3 W8 $ E8 S3 E12 N49 $ PTR=E30 FUS=[YR=2008] E32 S17 W11 S7 W21 N24 $W30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	614.00	SF	5.20	5.20	100	2008	2008	3	88	2,810	
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2014	2014	3	71	4,260	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2014	2014	3	85	765	
5	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2021	2021	3	93	24,664	
6	0855	CONC PAVER	0	100	0	0	724.00	SF	10.00	10.00	100	2021	2021	3	99	7,168	

LAND DESCRIPTION

TOTAL OB/XF 42,852

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 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS