LOT 95
HAMPTON LAKES #1 PB 7/252

HARRIS ERIC & ROBIN
85667 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0095-0000

BUILDING CHARACTERISTICS

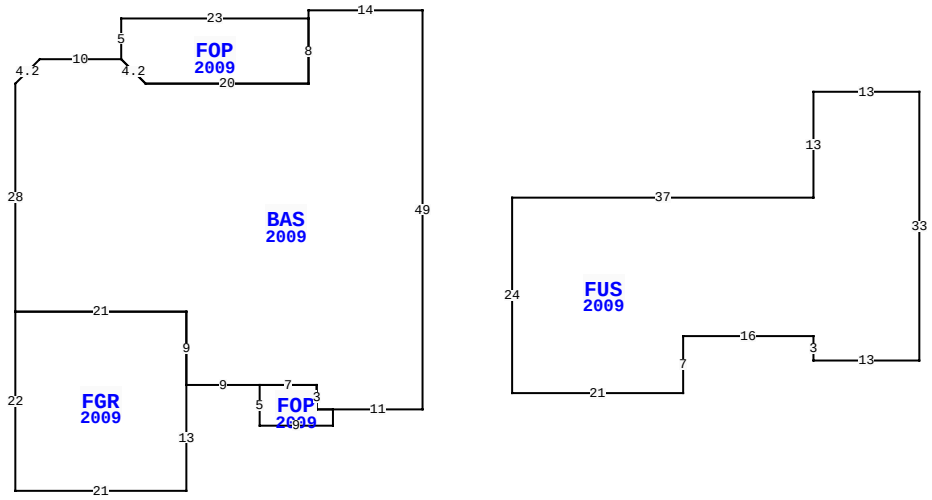
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,865	100	2009	1,865	243,432
FGR	462	55	2009	254	33,154
FOP	39	30	2009	12	1,566
FOP	180	30	2009	54	7,049
FUS	1,205	100	2009	1,205	157,285
TOTALS	3,751			3,390	442,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,390	106.9040	141.11	478,363	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 3070 HX Base Yr 2021



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

85667 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,486
TOTAL MARKET OB/XF VALUE		14,481
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		531,967
SOH/AGL Deduction		205,029
ASSESSED VALUE		326,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,216
TOTAL JUST VALUE		531,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22526	CO ISSUED	0	09/28/2009
M14637	MECH OTHER	0	06/01/2009
P13794	OTHER	0	06/01/2009
B22526	NEW CONSTR	243,012	05/01/2009
R11899	REPAIR/RRF	6,260	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1842	4/14/2020	WD	Q	I	01	378,500
GRANTOR: HICKS ALISON BRAZZEAL						
GRANTEE: HARRIS ERIC & ROBIN						
1969/1686	2/27/2015	WD	Q	I	01	289,500
GRANTOR: NEILSON DAVID & ALLYS						
GRANTEE: BRAZZEAL ALISON & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W14 S1 S8 W20 U3L3 W10 D3L3 S28 E21 S9 E9 E7 S3 E2 E11 N49 $
FUS=[YR=2009;ORIG=11,23] E37 N13 E13 S33 W13 N3 W16 S7 W21 N24 $
FGR=[YR=2009;ORIG=-50,37] S22 E21 N13 N9 W21 $
FOP=[YR=2009;ORIG=-14,1] W23 S5 D3R3 E20 N8 $
FOP=[YR=2009;ORIG=-20,46] S5 E9 N2 W2 N3 W7 $
.

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	622.00	SF	10.00	10.00	100	2009	2009	3	89	5,536	
2	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2014	2014	3	71	5,453	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2019	2019	3	97	3,492	

LAND DESCRIPTION

TOTAL OB/XF 14,481

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 02/28/2025 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS