

HOFFMAN KENNETH LOUIS & KATHERINE MARY
85416 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

310803051314030202000301000404085.0100

HARDIE BRD 100

IRREGULAR 100

COMP SHNGL 100

DRYWALL 100

LVT/LAMNT 60

CARPET 40

CENTRAL 100

AIR DUCTED 100

5 100

4.5 100

WOOD FRAME 100

2.

2. 100

0 100

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

MKT AREA

04

4085.0100

4,433

3,799

508,336

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,799101.8800134.48510,89020222022000.5099.50

1 SNGL FAM - 100% - 2023Heated Area: 3318HX Base Yr 2023

FOP
2022

FUS
2022

BAS
2022

FGR
2022

FOP
2022

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE508,336

TOTAL MARKET OB/XF VALUE63,150

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE646,486

SOH/AGL Deduction13,450

ASSESSED VALUE633,036

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE577,314

TOTAL JUST VALUE646,486

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE622,923

PERMIT NUMDESCRIPTIONAMTISSUED

22015269SWIM POOL65,00010/12/2022

22000759CO ISSUED001/12/2022

21002386NEW CONSTR474,59103/09/2021

SALES DATA

OFF RECORDNumberDATETYPEINSTQ / I / V / I / RSNCD SALE PRICE

2541/15572/09/2022SW Q I 01492,000

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: HOFFMAN KENNETH LOU

2246/109612/31/2018SW U V 375,700,000

GRANTOR: AW VENTURE I LLC ET A

GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2022] S24 E18 N2 E10 FOP=[YR=2022] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N20 W25 N2 W4\$ E4 S2 E25 S12 E6 S10 E15 N72\$ PTR= E10 FUS=[YR=2022] S34 E23 N13 W5 N6 STR=[YR=2022] N11 W4 S11 E4\$ W4 N11 E4 N4 W18\$ W10\$.

EXTRA FEATURES

85416 BERRYESSA WAY, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100001,447.00SF10.0010.001002022202239914,325

20861POOL GUNIT010000414.00SF85.0085.00100202420239834,486

30855CONC PAVER010000810.00SF10.0010.00100202420231008,100

40462ST/AL FNC010000576.00SF10.0010.0010020242023985,645

50463FENCE GATE0100002.00UT300.00300.001002024202399594

LAND DESCRIPTIONTOTAL OB/XF63,150

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRESPOND100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE08/01/2023BYNWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS