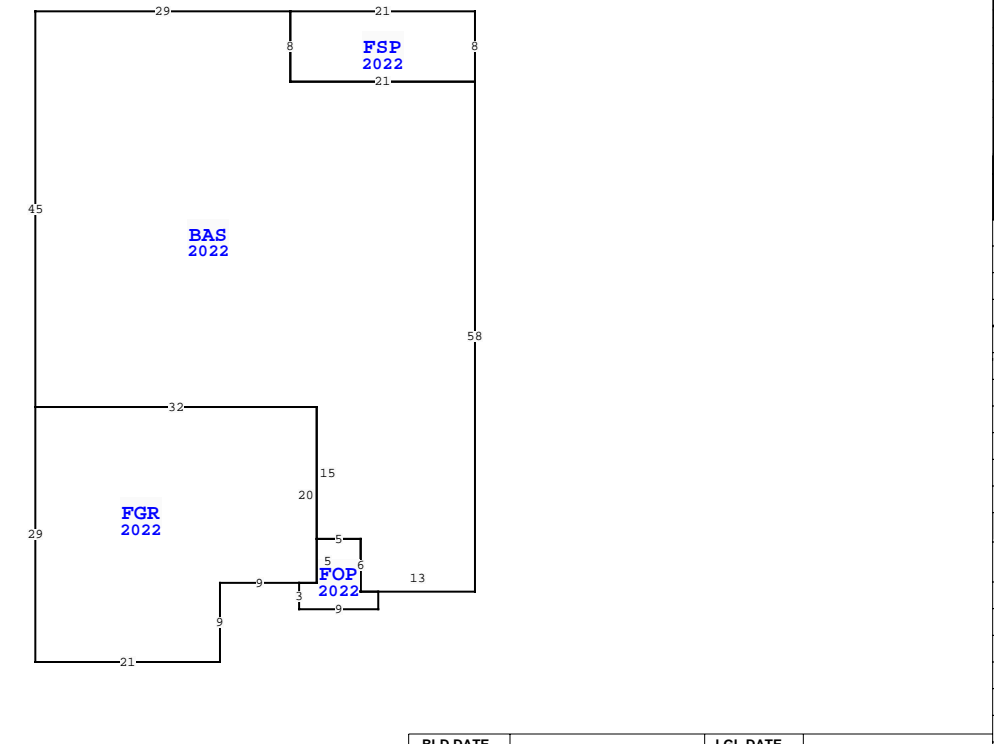


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,968	105.2800	138.97	412,463	2022	2022	0	0	0.50	99.50	

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			410,401
TOTAL MARKET OB/XF VALUE			16,018
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			501,419
SOH/AGL Deduction			11,506
ASSESSED VALUE			489,913
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			439,191
TOTAL JUST VALUE			501,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,769



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4085.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2022	2,430	336,009
FGR	829	55	2022	456	63,053
FOP	50	30	2022	15	2,075
FSP	168	40	2022	67	9,264
TOTALS	3,477			2,968	410,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005522	CO ISSUED	0	03/31/2022
21005522	NEW CONSTR	365,772	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/1493	7/22/2024	LE U		I	11	100

GRANTOR: REINHARDT MARC DAVID  
GRANTEE: CLARK CAITLIN DREW

2553/0598	3/31/2022	SW Q		I	02	500,800
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GRANTOR: AVH NORTH FLORIDA LLC  
GRANTEE: REINHARDT MARC DAVI

EXTRA FEATURES															
L N	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 PAVR	0	100	0	0		10.00	100	2022	2022	3	99	16,018	

85356 BERRYESSA WAY, FERNANDINA BEACH			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	06/13/2023 MLU
			INC DATE		AG DATE	

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E9 FOP=[YR=2022] S3 E9 N2W2 N6 W5 S5 W2\$ E2 N20 W32\$ E32 S15 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								