LOT 25
HAMPTON LAKES PHASE 3
OR 2229/288

TJR BUILDING MATERIALS LLC
85318 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

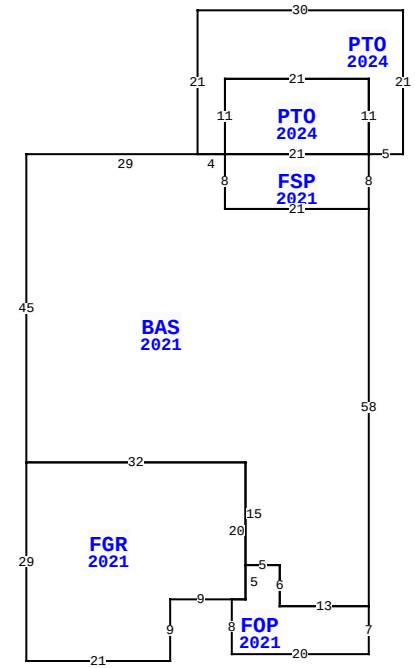
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2021	2,430	347,960
FGR	829	55	2021	456	65,296
FOP	172	30	2021	52	7,446
FSP	168	40	2021	67	9,594
PTO	231	5	2024	12	1,719
PTO	399	5	2024	20	2,864
TOTALS	4,229			3,037	434,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,037	109.5720	144.64	439,272	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 2430 HX Base Yr



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

85318 BERRYESSA WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	434,879
TOTAL MARKET OB/XF VALUE	20,083
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	529,962
SOH/AGL Deduction	8,469
ASSESSED VALUE	521,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,493
TOTAL JUST VALUE	529,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006107	SCRN ENCL 237SF	7,877	05/11/2023
21016947	CO ISSUED	0	12/08/2021
21002511	NEW CONSTR	369,029	03/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1298	12/08/2021	SW	Q	I	01	487,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TJR BUILDING MATERI						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-21,0] W29 S45 E32 S15 E5 S6 E13 N58 W21 N8 $
FGR=[YR=2021;ORIG=-50,45] S29 E21 N9 E9 E2 N20 W32 $
FOP=[YR=2021;ORIG=-20,65] S8 E20 N7 W13 N6 W5 S5 W2 $
FSP=[YR=2021;ORIG=0,0] W21 S8 E21 N8 $
PTO=[YR=2024;ORIG=-21,0] E21 N11 W21 S11 $
PTO=[YR=2024;ORIG=-21,0] W4 N21 E30 S21 W5 N11 W21 S11 $
.

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	0	0	0	1,576.00	SF	10.00	10.00	100	2021	2021	3	99	15,602	
2	0912	SCRN RM G	0	0	21	11	231.00	SF	20.00	20.00	100	2024	2023		97	4,481	

LAND DESCRIPTION

TOTAL OB/XF 20,083

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/01/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS