

LOT 27
HAMPTON LAKES PHASE 3
OR 2229/288

BIELLO WILLIAM ANGELO & SHERRI ALENDA
85290 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	2020	1,709	244,492
FGR	506	55	2020	278	39,771
FOP	166	30	2020	50	7,153
FSP	240	40	2020	96	13,734
FUS	1,139	100	2020	1,139	162,947
PTO	854	5	2022	43	6,151
STR	80	10	2020	8	1,145
TOTALS	4,694			3,323	475,394

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		616.00	SF 10.00
2	0911	SCRN RM A	0	100	0	0		856.00	SF 17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,323	110.0320	145.24	482,633	2020	2020	0	0
1 SNGL FAM - 100% - 2025 Heated Area: 2848 HX Base Yr									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

TOTAL OB/XF									
19,968									

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19,968									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 475,394									
TOTAL MARKET OB/XF VALUE 19,968									
TOTAL LAND VALUE - MARKET 75,000									
TOTAL MARKET VALUE 570,362									
SOH/AGL Deduction 0									
ASSESSED VALUE 570,362									
TOTAL EXEMPTION VALUE 13 570,362									
BASE TAXABLE VALUE 0									
TOTAL JUST VALUE 570,362									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 548,104									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005189	ADDITION	24,790	04/05/2022
20001424	CO ISSUED	0	09/28/2020
20001424	NEW CONSTR	385,048	02/24/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2433/0188	1/26/2021	SW	Q	I	01	426,000	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: BTELLO WILLIAM ANGE							
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									
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BUILDING DIMENSIONS									
PTO=[YR=2022] N24 W37 S21 E10 R3 D3 E24\$ FSP=[YR=2020] N10 W24 BAS=[YR=2020] U3 L3 W10 L3 D3 S57 FOP=[YR=2020] S7E18 FGR=[YR=2020] S1 E22 N23 W22 S22\$ N11 W10 S4 W8 \$ E8 N4 E10 N11E22 N32 W24 N10 \$ S10 E24\$ PTR=E15 FUS=[YR=2020] S29 STR=[YR=2020] S12 E8 N8 W4 N4 W4\$ E19 N1 E21 N28W40\$ W15\$.									