LOT 28
HAMPTON LAKES PHASE 3
OR 2229/288

ORTIZ EINAR GEORGE/JONES ELIZABETH FAYE
85276 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

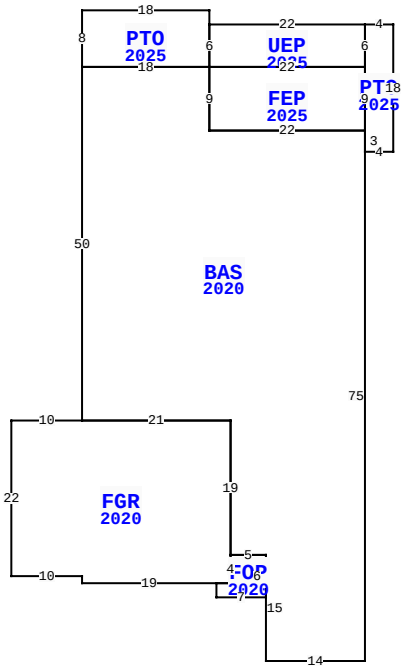
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,373	100	2020	2,373	321,884
FEP	198	80	2025	158	21,432
FGR	703	55	2020	387	52,495
FOP	34	30	2020	10	1,356
PTO	72	5	2025	4	543
PTO	144	5	2025	7	950
UEP	132	60	2025	79	10,716
TOTALS	3,656			3,018	409,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,018	104.3280	137.71	415,609	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2373 HX Base Yr 2024



85276 BERRYESSA WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,375
TOTAL MARKET OB/XF VALUE		19,492
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		503,867
SOH/AGL Deduction		100,167
ASSESSED VALUE		403,700
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		352,978
TOTAL JUST VALUE		503,867
NCON VALUE		12,656
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003341	21X6 SUNROOM ON	4,044	03/22/2024
20005738	CO ISSUED	0	07/02/2020
19009666	NEW CONSTR	331,733	11/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/647	9/29/2023	WD	Q	I	01	670,000
GRANTOR: WIMBERLY DAVID S & PA						
GRANTEE: ORTIZ EINAR GEORGE						
2380/1953	7/30/2020	SW	Q	I	02	394,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WIMBERLY DAVID S &						

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	1,322.00	SF	10.00	10.00	100	2020	2020	3	98	12,956	
2	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	100	2025	2023		98	5,645	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2023		99	891	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-22,0] W18 S50 E21 S19 E5 S15 E14 N75 W22 N9 $
FGR=[YR=2020;ORIG=-40,50] W10 S22 E10 S1 E19 E2 N4 N19 W21 $
FEP=[YR=2025;ORIG=0,0] W22 S9 E22 N9 $
FOP=[YR=2020;ORIG=-21,73] S2 E7 N6 W5 S4 W2 $
UEP=[YR=2025;ORIG=-22,0] E22 N6 W22 S6 $
PTO=[YR=2025;ORIG=-40,0] E18 N6 N2 W18 S8 $
PTO=[YR=2025;ORIG=0,-6] E4 S18 W4 N3 N9 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,492

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/27/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS