LOT 29
HAMPTON LAKES PHASE 3
OR 2229/288

COATS KEVIN IRA & BARBARA ANN
85262 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

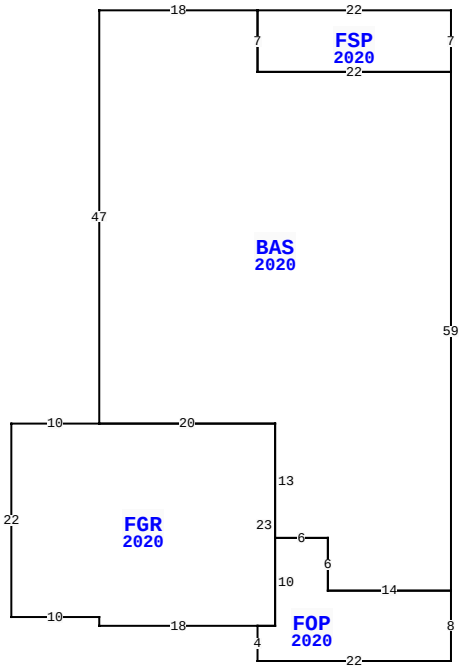
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		20 100
Frame	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	2,070	100	2020	2,070	303,335
FGR	680	55	2020	374	54,805
FOP	204	30	2020	61	8,939
FSP	154	40	2020	62	9,086
TOTALS	3,108			2,567	376,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,567	112.7040	148.77	381,893	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2070 HX Base Yr 2021



85262 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		376,165
TOTAL MARKET OB/XF VALUE		48,330
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		499,495
SOH/AGL Deduction		131,365
ASSESSED VALUE		368,130
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,408
TOTAL JUST VALUE		499,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012920	SWIM POOL	40,000	12/23/2020
19010018	NEW CONSTR	293,209	12/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0930	9/09/2020	SW	Q	I	02	369,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COATS KEVIN IRA & B						
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

FSP=[YR=2020] W22 BAS=[YR=2020] W18 S47 FGR=[YR=2020] W10 S22 E10 S1 E18 FOP=[YR=2020] S4 E22 N8 W14 N6 W6 S10 W2$ E2 N23 W20$ E20 S13 E6 S6 E14 N59 W22 N7$ S7 E22 N7$.

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	1,114.00	SF	10.00	10.00	100	2020	2020	3	98	10,917	
2	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2021	2021	3	93	7,812	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864	
4	0855	CONC PAVER	0	100	0	0	667.00	SF	10.00	10.00	100	2021	2021	3	99	6,603	
5	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00	85.00	100	2021	2021	3	93	22,134	

LAND DESCRIPTION

TOTAL OB/XF 48,330

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 09/27/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS