LOT 33
HAMPTON LAKES PHASE 3
OR 2229/288

WILLIAMS JOHN & KELLY E
85212 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

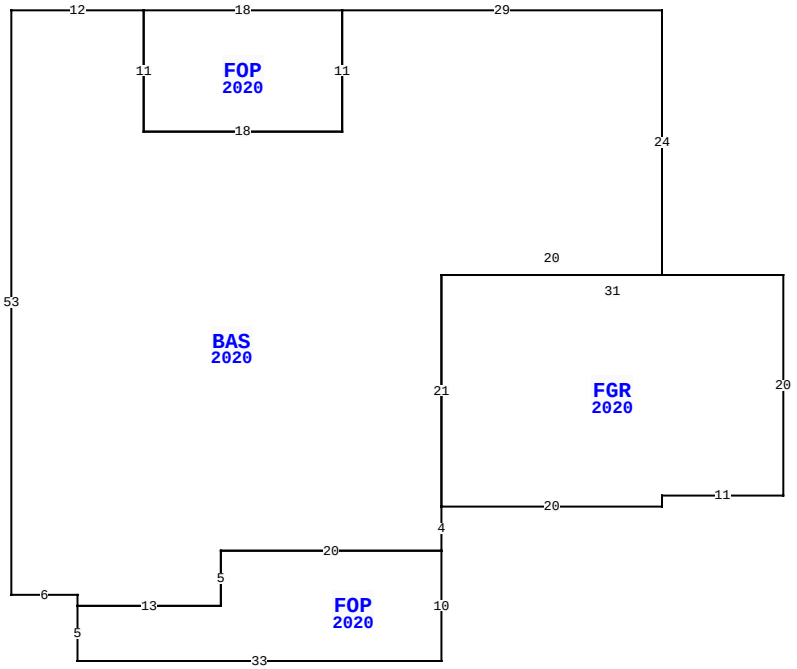
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,282	100	2020	2,282	315,025
FGR	640	55	2020	352	48,593
FOP	198	30	2020	59	8,145
FOP	265	30	2020	80	11,044
TOTALS	3,385			2,773	382,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,773	106.1760	140.15	388,636	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2282 HX Base Yr 2022



85212 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		382,806
TOTAL MARKET OB/XF VALUE		14,533
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		472,339
SOH/AGL Deduction		88,736
ASSESSED VALUE		383,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,881
TOTAL JUST VALUE		472,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003246	CO ISSUED	0	04/15/2020
19004826	NEW CONSTR	322,292	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/785	4/29/2025	WD	Q	I	01	600,000
GRANTOR: AFFORD CAROL A & JOHN						
GRANTEE: WILLIAMS JOHN & KEL						
2476/1007	7/02/2021	WD	Q	I	01	466,500
GRANTOR: THOMPSON KEVIN T & MA						
GRANTEE: AFFORD CAROL A & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W29 FOP=[YR=2020] W18 S11 E18 N11$ S11 W18 N11 W12 S53 E6 S1 FOP=[YR=2020] S5 E33 N10 W20 S5 W13$ E13 N5 E20 N4 FGR=[YR=2020] E20 N1 E11 N20 W31 S21$ N21 E20 N24$.

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	1,483.00	SF	10.00	10.00	100	2020	2020	3	98	14,533	

LAND DESCRIPTION

TOTAL OB/XF 14,533

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/28/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS