

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 Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,740	106.0200	139.95	523,413	2021	2021	0	0	1.00	99.00	

1 SNGL FAM - 100% - 2024 Heated Area: 3168 HX Base Yr 2024

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		518,179	
TOTAL MARKET OB/XF VALUE		16,889	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		610,068	
SOH/AGL Deduction		113,228	
ASSESSED VALUE		496,840	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		441,118	
TOTAL JUST VALUE		610,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,036	

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
BAS	2,445	100
FGR	809	55
FOP	185	30
FSP	168	40
FUS	723	100
STR	40	10
TOTALS	4,370	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
XFOB3201	CO ISSUED	0	03/17/2021
20004001	NEW CONSTR	430,812	08/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2646/597	6/01/2023	WD Q	Q	I	02	655,000

GRANTOR: ORR JOHN PATRICK & AL  
GRANTEE: GRAETER PAUL & ERYN  
2460/0045 3/23/2021 SW Q I 01 488,700  
GRANTOR: AVH NORTH FLORIDA LLC  
GRANTEE: ORR JOHN PATRICK &

EXTRA FEATURES															
L N	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		10.00	100	2021	2021	3	99	16,889	

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

BUILDING NOTES														
85171 BERRYESSA WAY, FERNANDINA BEACH														
BUILDING DIMENSIONS														
FSP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$ PTR=E20 FUS=[YR=2021] S19 STR=[YR=2021] W10 S4 E10 N4\$ S12 E25 N18 W4 N13 W21\$ W20\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							