LOT 46
HAMPTON LAKES PHASE 3
OR 2229/288

MCGLUE KENNETH L/PALACIO LORELIE M
85199 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0046-0000

BUILDING CHARACTERISTICS

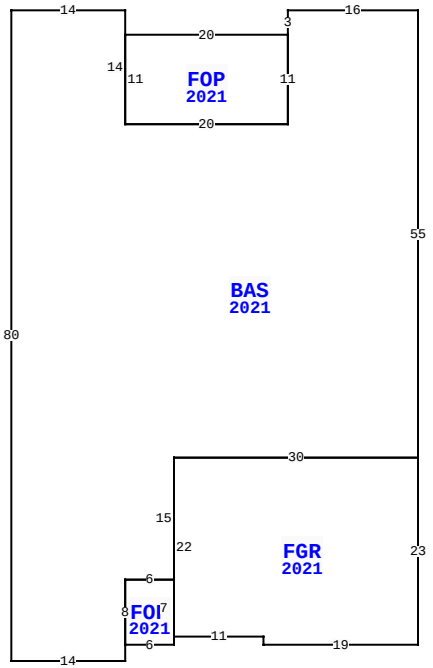
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,910	100	2021	2,910	382,757
FGR	679	55	2021	373	49,061
FOP	48	30	2021	14	1,841
FOP	220	30	2021	66	8,681
TOTALS	3,857			3,363	442,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,363	100.6480	132.86	446,808	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 2910 HX Base Yr 2024



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

85199 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,340
TOTAL MARKET OB/XF VALUE		10,256
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		527,596
SOH/AGL Deduction		6,675
ASSESSED VALUE		520,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		470,199
TOTAL JUST VALUE		527,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017134	CO ISSUED	0	12/10/2021
20013281	NEW CONSTR	396,369	01/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1861	12/08/2021	SW	Q	I	01	521,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MCGLUE KENNETH L &						
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

BAS=[YR=2021] W16 S3 FOP=[YR=2021] W20 S11 E20 N11$ S11 W20 N14 W14 S80 E14 N2 FOP=[YR=2021] E6 N1 FGR=[YR=2021] E11 S1 E19 N23 W30 S22$ N7 W6 S8$ N8 E6 N15 E30 N55$.

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	1,036.00	SF	10.00	10.00	100	2021	2021	3	99	10,256	

LAND DESCRIPTION

TOTAL OB/XF 10,256

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	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							

REVIEW DATE 12/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS