LOT 47
HAMPTON LAKES PHASE 3
OR 2229/288

OTTEVAERE DONALD G & PAMELA
85213 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0047-0000

BUILDING CHARACTERISTICS

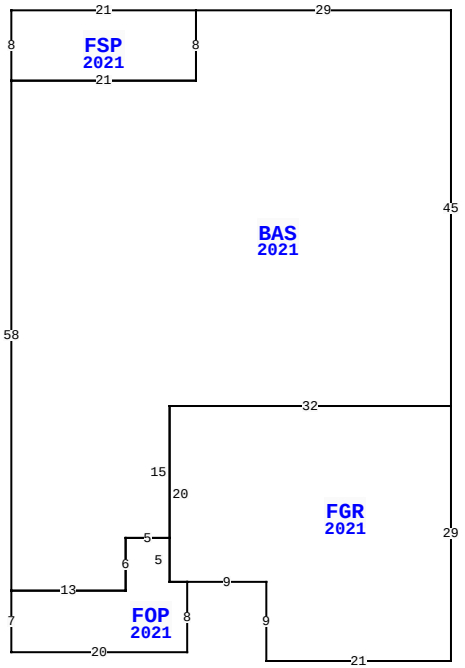
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,430	100	2021	2,430	325,443
FGR	829	55	2021	456	61,071
FOP	172	30	2021	52	6,965
FSP	168	40	2021	67	8,973
TOTALS	3,599			3,005	402,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,005	102.4880	135.28	406,516	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2430 HX Base Yr 2022



85213 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,451
TOTAL MARKET OB/XF VALUE		14,167
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		491,618
SOH/AGL Deduction		94,352
ASSESSED VALUE		397,266
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		341,544
TOTAL JUST VALUE		491,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013227	CO ISSUED	0	09/29/2021
21001633	NEW CONSTR	346,285	02/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0381	9/29/2021	SW	U	I	11	100
GRANTOR: ACH NORTH FLORIDA LLC						
GRANTEE: OTTEVAERE DONALD G						
2501/0392	9/29/2021	SW	Q	I	02	460,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OTTEVAERE DONALD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FSP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2021] S7 E20 N8 FGR=[YR=2021] E9 S9 E21 N29 W32 S20
E2$ W2 N5 W5 S6 W13$ E13 N6 E5 N15 E32 N45$.

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	1,431.00	SF	10.00	10.00	100	2021	2021	3	99	14,167	

TOTAL OB/XF 14,167

LAND DESCRIPTION

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