

LOT 52  
HAMPTON LAKES PHASE 3  
OR 2229/288

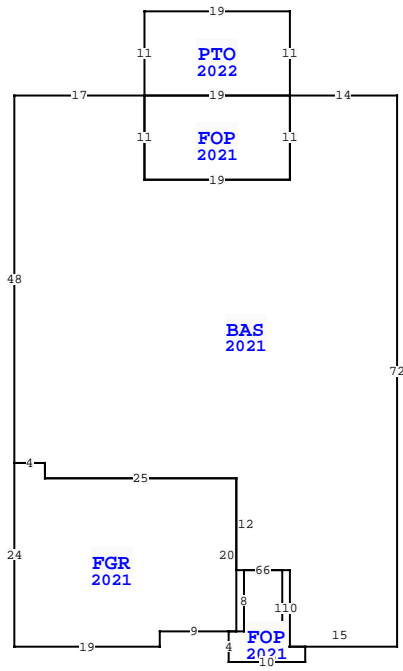
SOVA & HOPPER-GREEN FAMILY TRUST/SOVA BRUCE J TRUS  
85283 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0722-0052-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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
BAS	2,685	100	2021
FGR	626	55	2021
FOP	84	30	2021
FOP	209	30	2021
PTO	209	5	2022
TOTALS	3,813		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,127	112.6080	148.64	464,797	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2025 Heated Area: 2685 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			460,149
TOTAL MARKET OB/XF VALUE			22,954
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			558,103
SOH/AGL Deduction			0
ASSESSED VALUE			558,103
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			502,381
TOTAL JUST VALUE			558,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001658	ADDITION	15,000	01/28/2022
21016763	CO ISSUED	0	12/03/2021
21002868	NEW CONSTR	393,290	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1470	6/06/2024	WD	U	I	11	100
GRANTOR: SOVA BRUCE J						
GRANTEE: SOVA & HOPPER-GREEN						
2702/1145	3/28/2024	WD	Q	I	01	729,000
GRANTOR: MCELREATH MARTY LOU						
GRANTEE: SOVA BRUCE J						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	INC DATE	LAND DATE	AG DATE	
1	0855	CONC PAVER	0	100	0	986.00	SF	10.00	10.00	100	2021	2021	3	99	9,761			06/13/2023	MLU	
2	0462	ST/AL FNC	0	100	0	960.00	SF	10.00	10.00	100	2021	2021	3	93	8,928					
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864					
4	0911	SCRN RM A	0	100	11	209.00	SF	17.50	17.50	100	2022	2022	3	93	3,401					
TOTALS																	85283 BERRYESSA WAY, FERNANDINA BEACH		06/13/2023 MLU	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W14 PTO=[YR=2022] N11 W19 S11 E19\$									
FOP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48									
FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S4 E10 N2 W2 N10									
W6 S8 W2\$ E1 N20 W25 N2 W4\$ E4 S2 E25 S12 E6 S10 E15 N72\$.									

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							