

LOT 55
HAMPTON LAKES PHASE 3
OR 2229/288

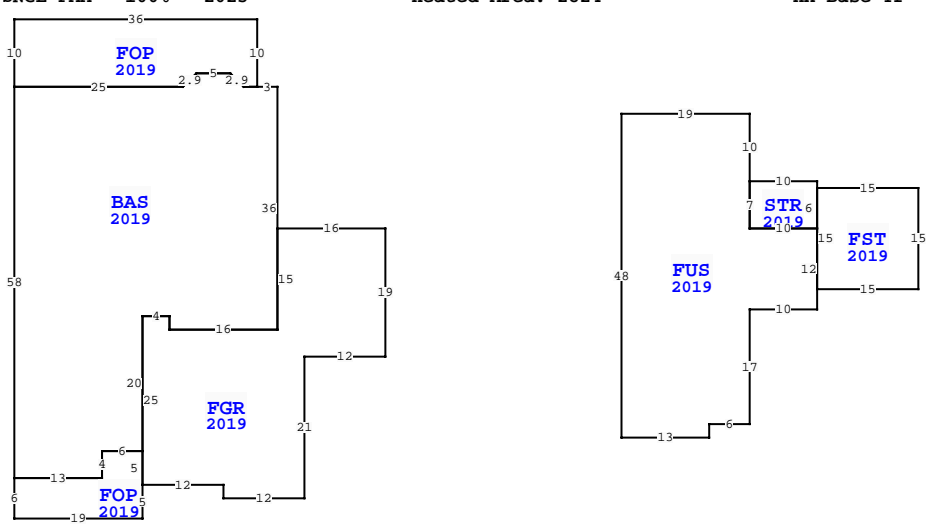
DAVIS TERRELL K & LAURA L
85325 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0055-0000

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 Floo	11	CLAY TILE	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	2.	2.100	
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	1,804	100	2019
FGR	872	55	2019
FOP	138	30	2019
FOP	346	30	2019
FST	225	55	2019
FUS	1,020	100	2019
STR	70	10	2019
TOTALS	4,475		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,580	106.2900	140.30	502,274	2019	2019	0	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2025 Heated Area: 2824 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			492,229
TOTAL MARKET OB/XF VALUE			83,322
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			650,551
SOH/AGL Deduction			0
ASSESSED VALUE			650,551
TOTAL EXEMPTION VALUE	13		650,551
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			650,551
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			628,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005655	POOL - NO DESC	100,000	05/01/2023
19005876	NEW CONSTR	420,193	06/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/1900	12/13/2019	SW	Q	I	01	479,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DAVIS TERRELL K & 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						

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	0	1,095.00	SF	10.00	10.00	100	2019	2019	3	97	10,622									
2	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00	10.00	100	2019	2019	3	97	1,552									
3	0462	ST/AL FNC	0	100	0	0	1,368.00	SF	10.00	10.00	100	2019	2019	3	87	11,902									
4	0855	CONC PAVER	0	100	36	14	504.00	SF	10.00	10.00	100	2024	2022		99	4,990									
5	0861	POOL GUNIT	0	100	28	19	532.00	SF	85.00	85.00	100	2024	2023		98	44,316									
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940									
7	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2024	2023		100	8,000									
TOTALS														4,475		3,580		492,229		85325 BERRYESSA WAY, FERNANDINA BEACH		06/13/2023		MLU	

BUILDING NOTES													
BAS=[YR=2019;ORIG=0,0] W3 W2 U2L2 W5 D2L2 W25 S58 E13 N4 E6 N20 E4 S2 E16 N36 \$													
FUS=[YR=2019;ORIG=51,4] E19 S10 S7 E10 S12 W10 S17 W6 S2 W13 N48 \$													
FGR=[YR=2019;ORIG=-20,59] E12 S2 E12 N21 E12 N19 W16 S15 W16 N2 W4 S25 \$													
FOP=[YR=2019;ORIG=-3,0] N10 W36 S10 E25 U2R2 E5 D2R2 E2 \$													
FST=[YR=2019;ORIG=80,15] E15 S15 W15 N15 \$													
POP=[YR=2019;ORIG=-39,58] S6 E19 N5 N5 W6 S4 W13 \$													
STR=[YR=2019;ORIG=70,14] E10 S1 S6 W10 N7 \$													
PTR=[ORIG=0,0] E15 W15 \$													

BUILDING DIMENSIONS													
BAS=[YR=2019;ORIG=0,0] W3 W2 U2L2 W5 D2L2 W25 S58 E13 N4 E6 N20 E4 S2 E16 N36 \$													
FUS=[YR=2019;ORIG=51,4] E19 S10 S7 E10 S12 W10 S17 W6 S2 W13 N48 \$													
FGR=[YR=2019;ORIG=-20,59] E12 S2 E12 N21 E12 N19 W16 S15 W16 N2 W4 S25 \$													
FOP=[YR=2019;ORIG=-3,0] N10 W36 S10 E25 U2R2 E5 D2R2 E2 \$													
FST=[YR=2019;ORIG=80,15] E15 S15 W15 N15 \$													
POP=[YR=2019;ORIG=-39,58] S6 E19 N5 N5 W6 S4 W13 \$													
STR=[YR=2019;ORIG=70,14] E10 S1 S6 W10 N7 \$													
PTR=[ORIG=0,0] E15 W15 \$													

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							