

LOT 58
HAMPTON LAKES PHASE 3
OR 2229/288

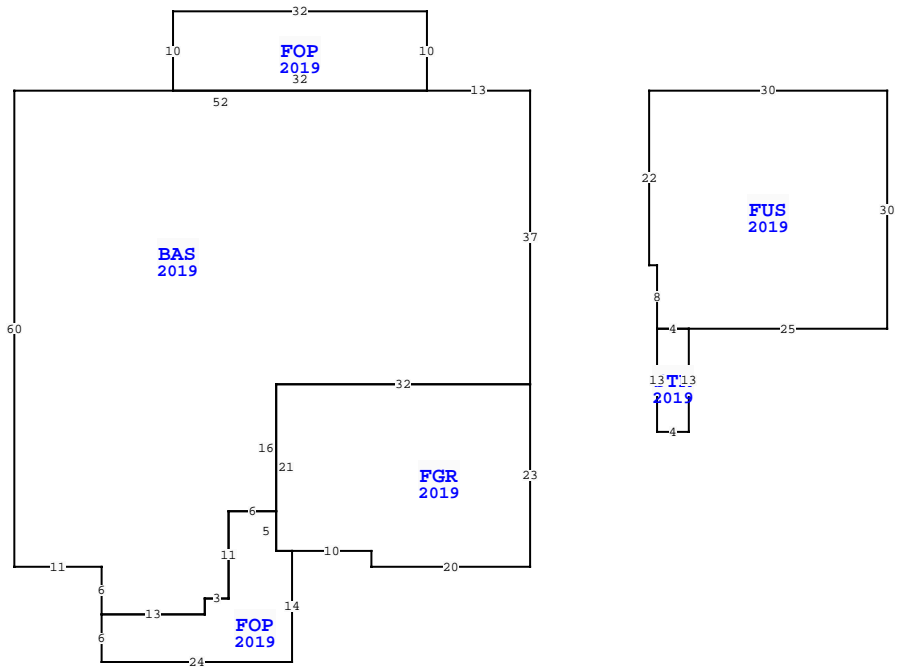
KOVALICK RICHARD & LINDA L/E/
85367 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0722-0058-0000

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/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
BAS	3,212	100
FGR	712	55
FOP	244	30
FOP	320	30
FUS	892	100
STR	52	10
TOTALS	5,432	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,670	95.4600	126.01	588,467	2019	2019	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2024 Heated Area: 4104 HX Base Yr 2024												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			576,698
TOTAL MARKET OB/XF VALUE			71,743
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			723,441
SOH/AGL Deduction			146,084
ASSESSED VALUE			577,357
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			526,635
TOTAL JUST VALUE			723,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			697,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001669	SCRN ENCL	6,720	03/04/2020
B200421	SWIM POOL	68,250	01/17/2020
19005871	NEW CONSTR	552,808	06/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1680	4/22/2024	LE	U	I	11	100

GRANTOR: KOVALICK RICHARD & LI
GRANTEE: KOVALICK REVOCABLE
2652/1802 4/20/2023 WD Q I 01 899,000
GRANTOR: HOWARD KIRK D &
GRANTEE: KOVALICK RICHARD PA

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	1,310.00	SF	10.00	10.00	100	2019	2019	3	97	12,707		
2	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720		
3	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	85.00	100	2020	2020	3	90	34,425		
4	0911	SCRN RM A	0	100	0	1,060.00	SF	17.50	17.50	100	2020	2020	3	86	15,953		
5	0855	CONC PAVER	0	100	0	600.00	SF	10.00	10.00	100	2020	2020	3	98	5,880		
6	0855	CONC PAVER	0	100	0	108.00	SF	10.00	10.00	100	2020	2020	3	98	1,058		
TOTALS													5,432		4,670	576,698	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W13 FOP=[YR=2019] N10 W32 S10 E32\$ W52 S60 E11 S6 FOP=[YR=2019] S6 E24 N14 FGR=[YR=2019] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S11 W3 S2 W13\$ E13 N2 E3 N11 E6 N16 E32 N37\$ PTR=E15 FUS=[YR=2019] E30 S30 W25 STR=[YR=2019] S13 W4 N13 E4\$ W4 N8 W1 N22\$ 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								