

LOT 60  
HAMPTON LAKES PHASE 3  
OR 2229/288

MILK NEIL & JENNIFER  
85395 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

**2025**

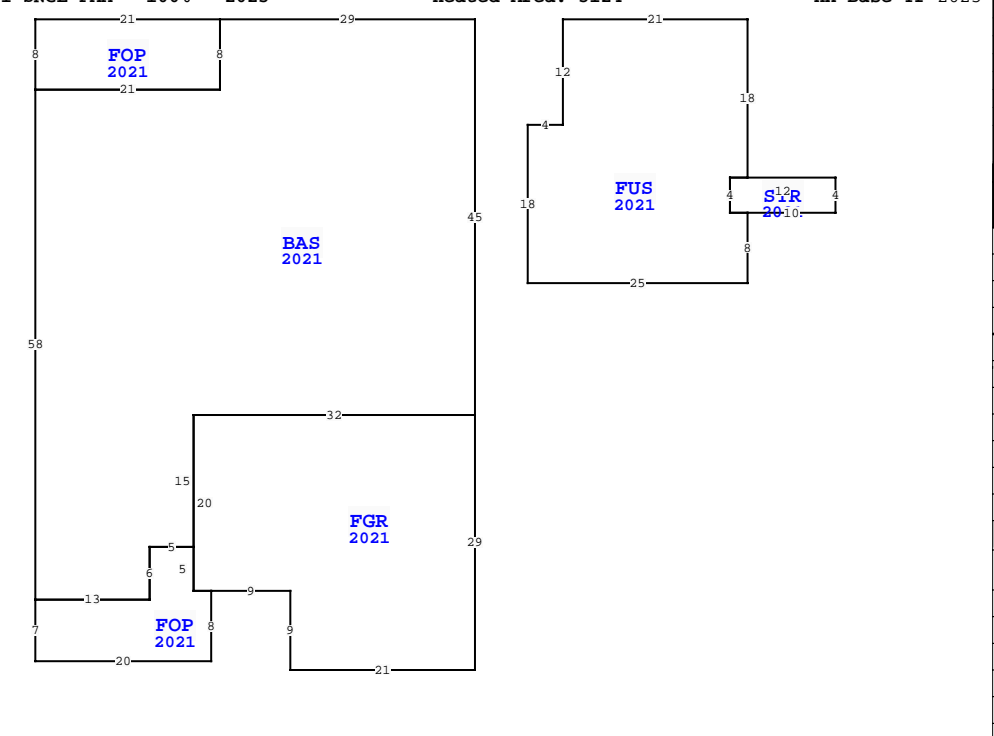
13-2N-27-0722-0060-0000  


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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,687	106.9200	141.13	520,346	2021	2021	0	0	0	1.00	99.00

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		515,143
TOTAL MARKET OB/XF VALUE		15,682
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		605,825
SOH/AGL Deduction		187,111
ASSESSED VALUE		418,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		367,992
TOTAL JUST VALUE		605,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,986



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	2,430	100
FGR	829	55
FOP	168	30
FOP	172	30
FUS	694	100
STR	48	10
TOTALS	4,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017849	CO ISSUED	0	12/28/2021
21005044	NEW CONSTR	459,521	05/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/597	2/27/2024	WD	Q	I	01	694,000
GRANTOR: RYAN AUSTIN & CAMILA						
GRANTEE: MILK NEIL & JENNIFER						
2538/0353	12/30/2021	SW	Q	I	01	534,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RYAN AUSTIN & CAMIL						

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
1	0855	CONC PAVR	0	100	0	1,584.00	SF	10.00	10.00	100	2021	2021

85395 BERRYESSA WAY, FERNANDINA BEACH  
BLD DATE: 06/13/2023 MLU  
XF DATE: \_\_\_\_\_  
INC DATE: \_\_\_\_\_  
LGL DATE: \_\_\_\_\_  
LAND DATE: \_\_\_\_\_  
AG DATE: \_\_\_\_\_

**BUILDING NOTES**

BUILDING DIMENSIONS												
BAS=[YR=2021] W29 FOP=[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\$ PTR=E10												
FUS=[YR=2021] S12 W4 S18 E25 N8 STR=[YR=2021] E10 N4 W12 S4												
E2\$ W2 N4 E2 N18 W21\$ W10\$.												

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								