LOT 78
HAMPTON LAKES #1 PB 7/252

RANKIN PATRICK & ROBIN
85600 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0078-0000

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 50
Interior Floo	14	CARPET 50
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	02	Quality Level 02

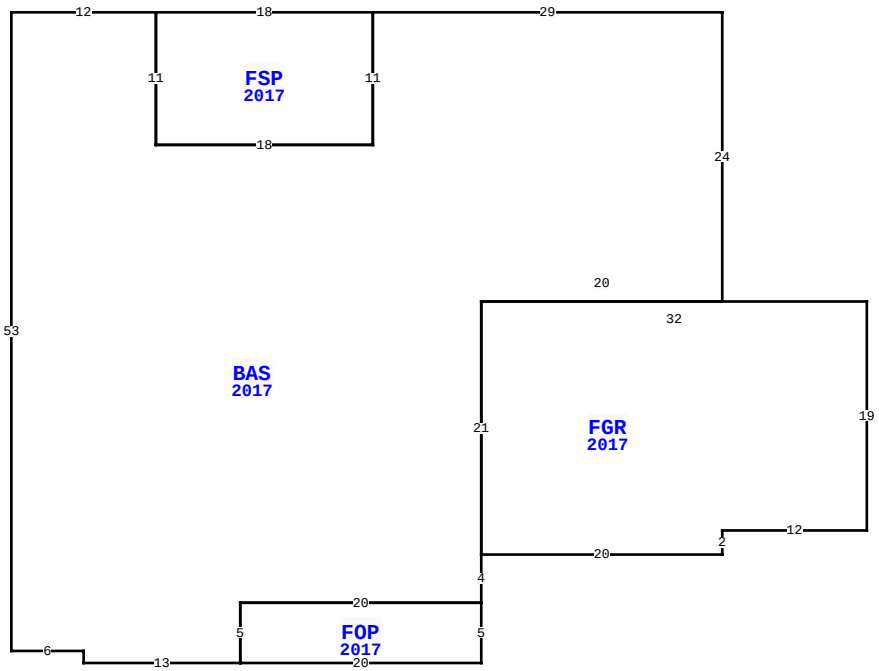
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2017	2,282	323,526
FGR	648	55	2017	356	50,471
FOP	100	30	2017	30	4,253
FSP	198	40	2017	79	11,200
TOTALS	3,228			2,747	389,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,747	106.2480	147.68	405,677	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2025 Heated Area: 2282 HX Base Yr



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

85600 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,450
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		464,450
SOH/AGL Deduction		0
ASSESSED VALUE		464,450
TOTAL EXEMPTION VALUE	13	464,450
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		464,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632681	CO ISSUED	0	12/21/2016
B1632681	NEW CONSTR	293,249	07/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2270/1351	4/24/2019	WD	Q	I	02	365,000
GRANTOR: CAPANO NICHOLAS G REV						
GRANTEE: RANKIN PATRICK & RO						
2093/1098	12/21/2016	SW	Q	I	01	350,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: CAPANO NICHOLAS G R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FSP=[YR=2017] W18 S11 E18 N11$ S11 W18 N11 W12 S53 E6 S1 E13 FOP=[YR=2017] E20 N5 W20 S5$ N5 E20 N4 FGR=[YR=2017] E20 N2 E12 N19 W32 S21$ N21 E20 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS