LOT 79
IN OR 2137/1939
HAMPTON LAKES #1 PB 7/252

LEWIS DALE & DENISE REV TRUST/LEWIS DALE A TRUSTEE
85584 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0079-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

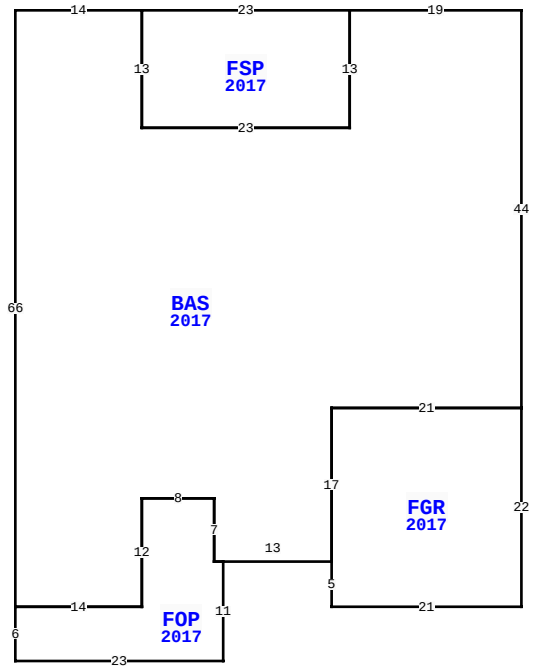
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,774	100	2017	2,774	400,011
FGR	462	55	2017	254	36,627
FOP	239	30	2017	72	10,382
FSP	299	40	2017	120	17,304
TOTALS	3,774			3,220	464,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,220	107.5020	149.43	481,165	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 2774 HX Base Yr 2018



85584 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		464,324
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		539,324
SOH/AGL Deduction		219,423
ASSESSED VALUE		319,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,490
TOTAL JUST VALUE		539,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006448	CO ISSUED	0	07/19/2017
17001575	NEW CONSTR	345,232	02/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1939	7/21/2017	SW	Q	I	01	391,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: DALE A LEWIS & DENI						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] W23 S13 E23 N13$ S13 W23 N13 W14 S66 FOP=[YR=2017] S6 E23 N11 W1 N7 W8 S12 W14$ E14 N12 E8 S7 E13 FGR=[YR=2017] S5 E21 N22 W21 S17$ N17 E21 N44$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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