LOT 83
HAMPTON LAKES #1 PB 7/252

DUSZA MICHAEL WALTER/DUKE BETHANY MAY
85528 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0083-0000

BUILDING CHARACTERISTICS

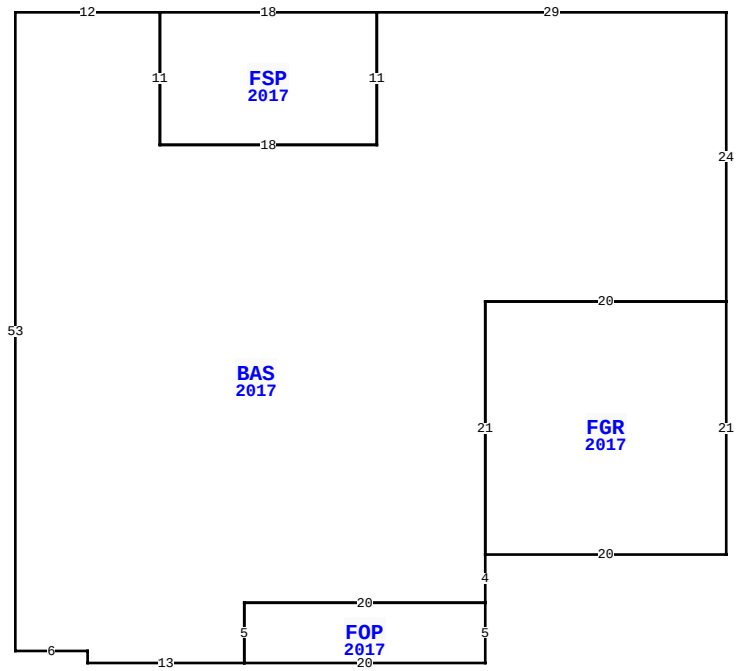
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	321,599
FGR	420	55	2017	231	32,554
FOP	100	30	2017	30	4,228
FSP	198	40	2017	79	11,133
TOTALS	3,000			2,622	369,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,622	105.0624	146.04	382,917	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2023 Heated Area: 2282 HX Base Yr 2023



85528 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		369,515
TOTAL MARKET OB/XF VALUE		65,401
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		509,916
SOH/AGL Deduction		0
ASSESSED VALUE		509,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		458,505
TOTAL JUST VALUE		509,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005739	POOL ENCL 920SF	17,184	05/03/2023
23001246	SWIM POOL	89,323	01/27/2023
B1632704	CO ISSUED	0	02/23/2017
B1632704	NEW CONSTR	283,163	07/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1532	10/21/2022	WD	Q	I	01	540,000
GRANTOR: THOMPSON CHAD & JENNI						
GRANTEE: DUSZA MICHAEL WALTE						
2378/1235	7/08/2020	WD	Q	I	01	358,000
GRANTOR: AMARAL SIMON P & JESS						
GRANTEE: THOMPSON CHAD & JEN						

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 N21 W20 S21$ N21 E20 N24$.

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
2	0860	POOL/SPA	0	100	23	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
3	0911	SCRN RM A	0	100	40	23	920.00	SF	18.00	18.00	100	2024	2023		93	15,401	

LAND DESCRIPTION

TOTAL OB/XF 65,401

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 07/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS