LOT 84
IN OR 2121/1096
HAMPTON LAKES #1 PB 7/252

MCNAMEE WILLIAM J & STEPHANIE S
85514 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

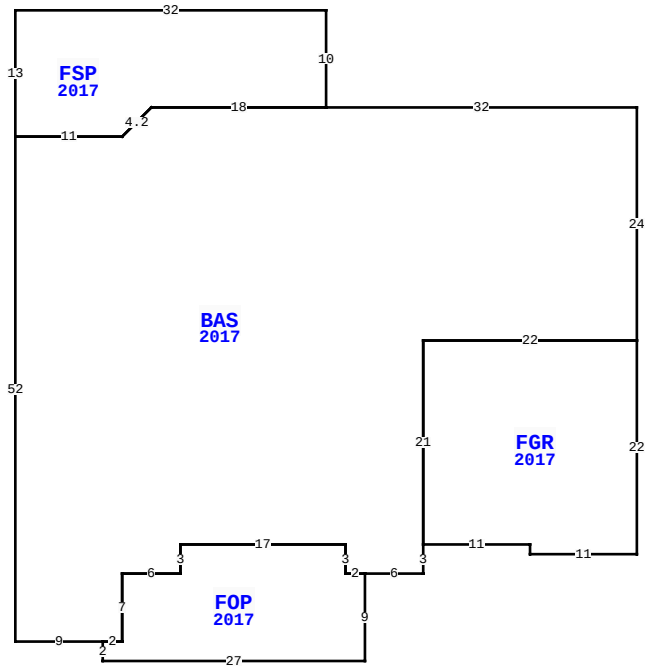
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,533	100	2017	2,533	348,874
FGR	473	55	2017	260	35,810
FOP	280	30	2017	84	11,569
FSP	358	40	2017	143	19,695
TOTALS	3,644			3,020	415,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,020	103.2194	143.47	433,279	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2018 Heated Area: 2533 HX Base Yr 2018



85514 BERRYESSA WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,948
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		490,948
SOH/AGL Deduction		205,511
ASSESSED VALUE		285,437
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,026
TOTAL JUST VALUE		490,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003793	CO ISSUED	0	04/28/2017
B1633483	NEW CONSTR	320,716	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1096	4/28/2017	SW	Q	I	01	333,700
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: MCNAMEE WILLIAM J &						
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;ORIG=0,0] W32 W18 D3L3 W11 S52 E9 E2 N7 E6 N3 E17 S3 E2 E6 N3 N21 E22 N24 $
FGR=[YR=2017;ORIG=-22,45] E11 S1 E11 N22 W22 S21 $
FSP=[YR=2017;ORIG=-50,0] E18 N10 W32 S13 E11 U3R3 $
FOP=[YR=2017;ORIG=-53,55] W2 S2 E27 N9 W2 N3 W17 S3 W6 S7 $
.

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 04/29/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS