LOT 93
IN OR 2099/417
HAMPTON LAKES #1 PB 7/252

MCNEILL DARNELL CAREY & LYNN M
85529 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0093-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

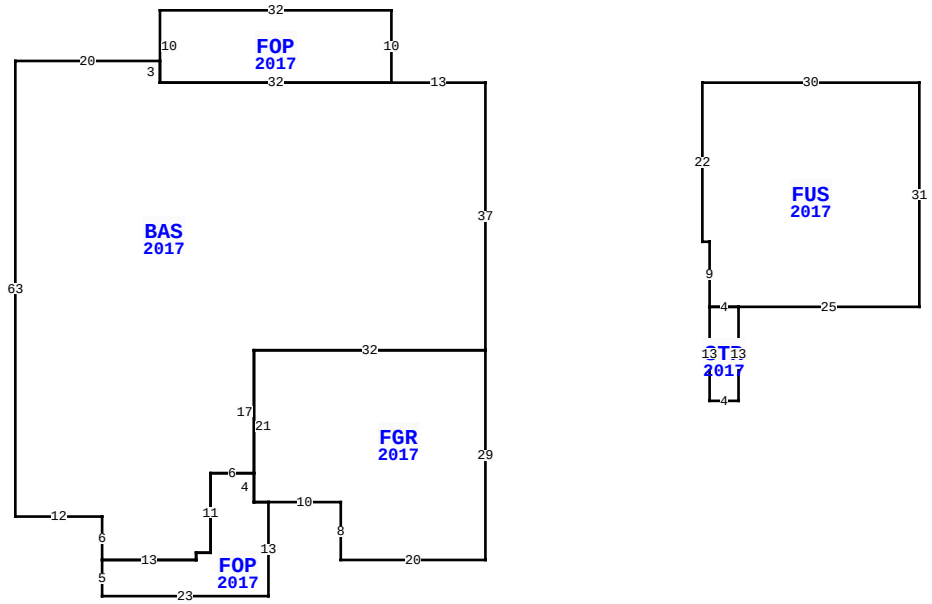
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,276	100	2017	3,276	412,524
FGR	832	55	2017	458	57,673
FOP	205	30	2017	62	7,808
FOP	320	30	2017	96	12,088
FUS	921	100	2017	921	115,976
STR	52	10	2017	5	630
TOTALS	5,606			4,818	606,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,818	94.3635	131.17	631,977	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2021 Heated Area: 4197 HX Base Yr



85529 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		606,698
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		681,698
SOH/AGL Deduction		0
ASSESSED VALUE		681,698
TOTAL EXEMPTION VALUE	13	681,698
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		681,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		696,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP162326	CO ISSUED	0	01/31/2017
B1632946	NEW CONSTR	511,169	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/0417	1/31/2017	SW	Q	I	01	444,800
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: MCNEILL DARNELL CAR						
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] W13 FOP=[YR=2017] N10 W32 S10 E32$ W32 N3 W20 S63 E12 S6 FOP=[YR=2017] S5 E23 N13 FGR=[YR=2017] E10 S8 E20 N29 W32 S21 E2$ W2 N4 W6 S11 W2 S1 W13$ E13 N1 E2 N11 E6 N17 E32 N37$ PTR=[YR=2017] E30 FUS=[YR=2017] E30 S31 W25 STR=[YR=2017] S13 W4 N13 E4$ W4 N9 W1 N22$ W30$.

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS