LOT 2
HAMPTON LAKES PHASE 3
OR 2229/288

RAPSON LAWRENCE L & CHRISTINA LYNN
85472 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0002-0000

BUILDING CHARACTERISTICS

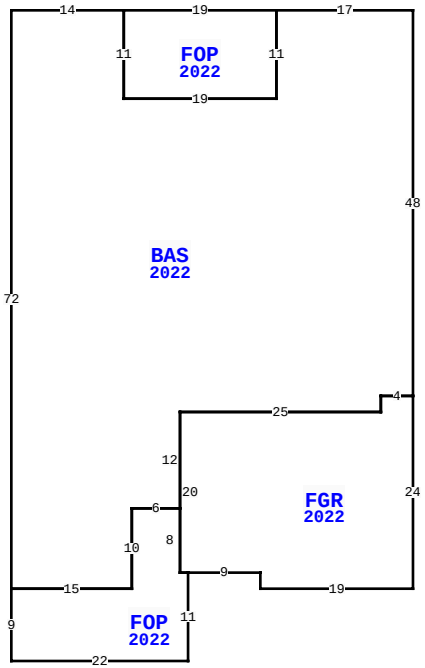
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	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	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,685	100	2022	2,685	371,370
FGR	626	55	2022	344	47,579
FOP	209	30	2022	63	8,714
FOP	260	30	2022	78	10,788
TOTALS	3,780			3,170	438,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,170	100.5100	139.71	442,881	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2685 HX Base Yr 2023



85472 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		438,452
TOTAL MARKET OB/XF VALUE		80,412
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		593,864
SOH/AGL Deduction		0
ASSESSED VALUE		593,864
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		542,453
TOTAL JUST VALUE		593,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014400	ADDITION	38,077	09/21/2022
22008426	SWIM POOL	94,727	06/01/2022
22004432	CO ISSUED	0	03/22/2022
21005634	NEW CONSTR	397,418	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1983	3/23/2022	SW	Q	I	02	507,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RAPSON LAWRENCE LEE						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W19 S11 E19 N11$ S11 W19 N11 W14 S72 FOP=[YR=2022] S9 E22 N11 FGR=[YR=2022] E9 S2 E19 N24 W4 S2 W25 S20 E1$ W1 N8 W6 S10 W15$ E15 N10 E6 N12 E25 N2 E4 N48$.

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	0	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100	60,000	
3	0911	SCRN RM A	0	100	36	35	1,260.00	SF	18.00	18.00	100	2022	2022	3	90	20,412	

LAND DESCRIPTION

TOTAL OB/XF 80,412

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	000100	C	RES	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