LOT 4
HAMPTON LAKES PHASE 3
OR 2229/288

HOFFMAN KENNETH LOUIS & KATHERINE MARY
85416 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0004-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

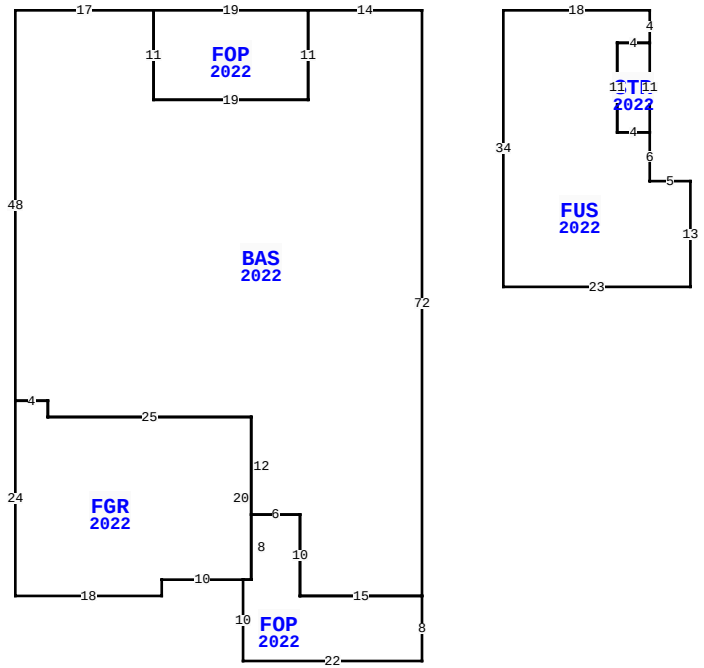
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,685	100	2022	2,685	357,601
FGR	624	55	2022	343	45,683
FOP	209	30	2022	63	8,390
FOP	238	30	2022	71	9,456
FUS	633	100	2022	633	84,305
STR	44	10	2022	4	533
TOTALS	4,433			3,799	505,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,799	96.7860	134.53	511,079	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 3318 HX Base Yr 2023



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

85416 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		505,968
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		630,968
SOH/AGL Deduction		0
ASSESSED VALUE		630,968
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		574,557
TOTAL JUST VALUE		630,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015269	SWIM POOL	65,000	10/12/2022
22000759	CO ISSUED	0	01/12/2022
21002386	NEW CONSTR	474,591	03/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1557	2/09/2022	SW	Q	I	01	492,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HOFFMAN KENNETH LOU						
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] W14 FOP=[YR=2022] W19 S11 E19 N11$ S11 W19 N11 W17 S48 FGR=[YR=2022] S24 E18 N2 E10 FOP=[YR=2022] S10 E22 N8 W15 N10 W6 S8 W1$ E1 N20 W25 N2 W4$ E4 S2 E25 S12 E6 S10 E15 N72$ PTR= E10 FUS=[YR=2022] S34 E23 N13 W5 N6 STR=[YR=2022] N11 W4 S11 E4$ W4 N11 E4 N4 W18$ W10$.

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	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 08/01/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS