LOT 23
HAMPTON LAKES PHASE 3
OR 2229/288

HARRISON JANE S/COOK STEPHEN R
85374 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0023-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

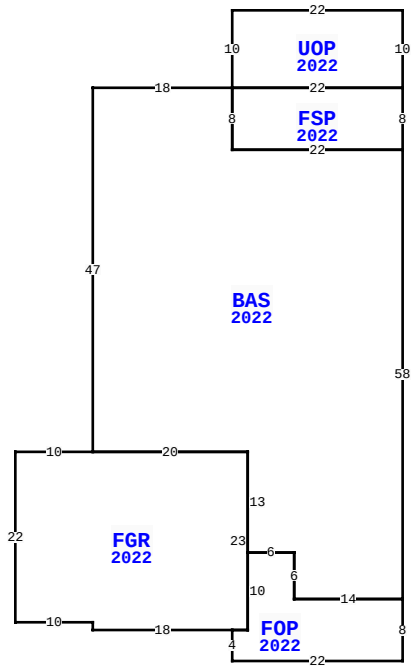
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2022	2,048	285,292
FGR	680	55	2022	374	52,100
FOP	204	30	2022	61	8,497
FSP	176	40	2022	70	9,752
UOP	220	20	2022	44	6,129
TOTALS	3,328			2,597	361,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,597	101.2320	140.71	365,424	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 2048 HX Base Yr 2024



85374 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		361,770
TOTAL MARKET OB/XF VALUE		4,158
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		440,928
SOH/AGL Deduction		109,753
ASSESSED VALUE		331,175
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		274,764
TOTAL JUST VALUE		440,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011177	ADDITION	6,829	07/21/2022
22006775	CO ISSUED	0	05/02/2022
21002913	NEW CONSTR	293,603	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/91	11/07/2023	WD	Q	I	01	595,900
GRANTOR: CARROW DENNIS J & PAT						
GRANTEE: HARRISON JANE S						
2566/1690	5/31/2022	SW	Q	I	01	544,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CARROW DENNIS J & P						

BUILDING NOTES

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	0912	SCRN RM G	0	100	22	10	220.00	SF	21.00	21.00	100	2022	2022	3	90	4,158	

BUILDING DIMENSIONS

UOP=[YR=2022] N10 W22 S10 E22$ FSP=[YR=2022] W22
BAS=[YR=2022] W18 S47 FGR=[YR=2022] W10 S22 E10 S1 E18
FOP=[YR=2022] S4 E22 N8 W14 N6 W6 S10 W2$ E2 N23 W20$ E20 S13 E6 S6 E14 N58 W22 N8$ S8 E22 N8$.

LAND DESCRIPTION

TOTAL OB/XF 4,158

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 01/04/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS