LOT 24
HAMPTON LAKES PHASE 3
OR 2229/288

REINHARDT MARC DAVID & LORI A L/E/
85356 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0024-0000

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

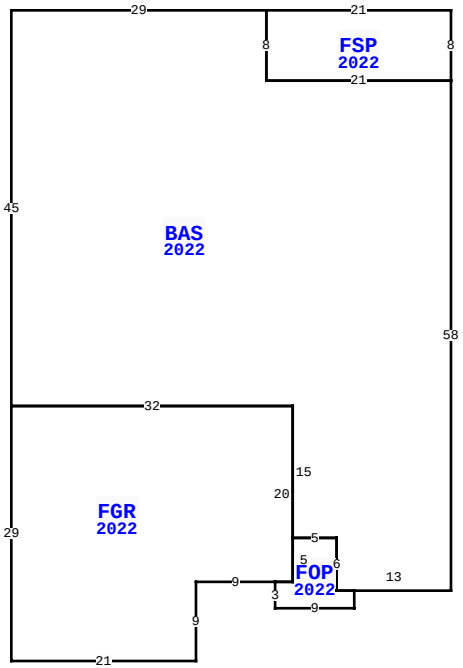
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2022	2,430	334,441
FGR	829	55	2022	456	62,759
FOP	50	30	2022	15	2,064
FSP	168	40	2022	67	9,221
TOTALS	3,477			2,968	408,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,968	100.0160	139.02	412,611	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2430 HX Base Yr 2023



85356 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		408,485
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		483,485
SOH/AGL Deduction		0
ASSESSED VALUE		483,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		432,074
TOTAL JUST VALUE		483,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005522	CO ISSUED	0	03/31/2022
21005522	NEW CONSTR	365,772	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1493	7/22/2024	LE	U	I	11	100
GRANTOR: REINHARDT MARC DAVID						
GRANTEE: CLARK CAITLIN DREW						
2553/0598	3/31/2022	SW	Q	I	02	500,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: REINHARDT MARC DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E9 FOP=[YR=2022] S3 E9 N2W2 N6 W5 S5 W2$ E2 N20 W32$ E32 S15 E5 S6 E13 N58 W21 N8$ S8 E21 N8$.

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 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