LOT 27
HAMPTON LAKES PHASE 3
OR 2229/288

BIELLO WILLIAM ANGELO & SHERRI ALENDA
85290 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0027-0000

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	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

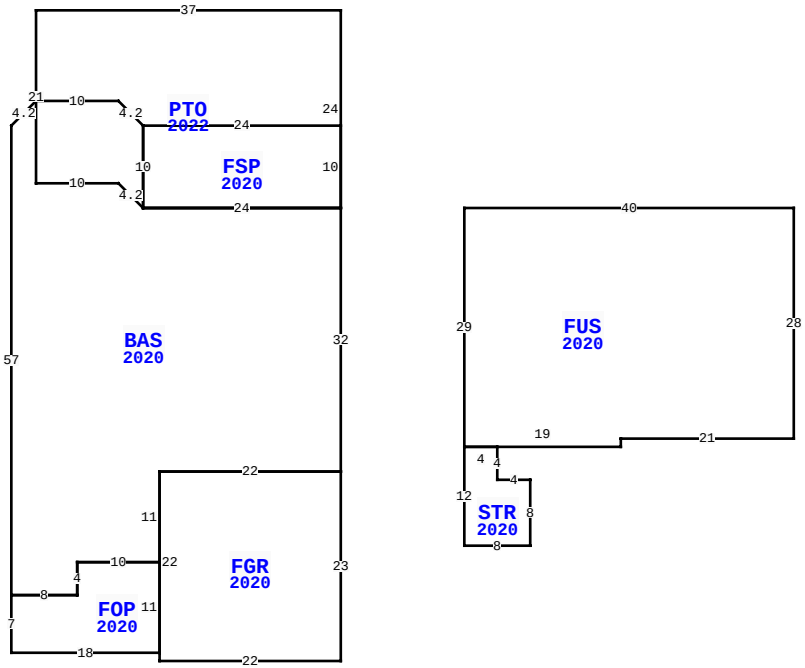
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	2020	1,709	243,352
FGR	506	55	2020	278	39,585
FOP	166	30	2020	50	7,120
FSP	240	40	2020	96	13,670
FUS	1,139	100	2020	1,139	162,187
PTO	854	5	2022	43	6,123
STR	80	10	2020	8	1,139
TOTALS	4,694			3,323	473,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,323	104.5304	145.30	482,832	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2025 Heated Area: 2848 HX Base Yr



85290 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		473,175
TOTAL MARKET OB/XF VALUE		13,867
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		562,042
SOH/AGL Deduction		0
ASSESSED VALUE		562,042
TOTAL EXEMPTION VALUE	13	562,042
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		562,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005189	ADDITION	24,790	04/05/2022
20001424	CO ISSUED	0	09/28/2020
20001424	NEW CONSTR	385,048	02/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0188	1/26/2021	SW	Q	I	01	426,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BIELLO WILLIAM ANGE						
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

PTO=[YR=2022] N24 W37 S21 E10 R3 D3 E24$ FSP=[YR=2020] N10 W24 BAS=[YR=2020] U3 L3 W10 L3 D3 S57 FOP=[YR=2020] S7E18 FGR=[YR=2020] S1 E22 N23 W22 S22$ N11 W10 S4 W8 $ E8 N4 E10 N11E22 N32 W24 N10 $ S10 E24$ PTR=E15 FUS=[YR=2020] S29 STR=[YR=2020] S12 E8 N8 W4 N4 W4$ E19 N1 E21 N28W40$ W15$.

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	0911	SCRN RM A	0	100	0	0	856.00	SF	18.00	18.00	100	2022	2022	3	90	13,867	

LAND DESCRIPTION

TOTAL OB/XF 13,867

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