LOT 28
HAMPTON LAKES PHASE 3
OR 2229/288

ORTIZ EINAR GEORGE/JONES ELIZABETH FAYE
85276 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

**2026**

**13-2N-27-0722-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

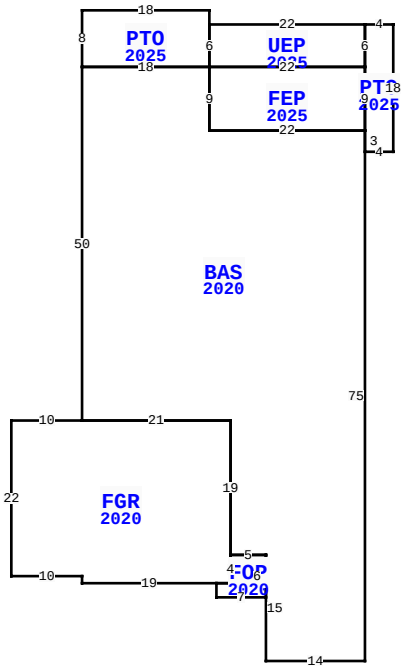
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,373 | 100 | 2020 | 2,373 | 320,389 |
| FEP | 198 | 80 | 2025 | 158 | 21,333 |
| FGR | 703 | 55 | 2020 | 387 | 52,251 |
| FOP | 34 | 30 | 2020 | 10 | 1,350 |
| PTO | 72 | 5 | 2025 | 4 | 540 |
| PTO | 144 | 5 | 2025 | 7 | 945 |
| UEP | 132 | 60 | 2025 | 79 | 10,666 |
| TOTALS | 3,656 | | | 3,018 | 407,474 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,018 | 99.1116 | 137.77 | 415,790 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM 100% - 2024 Heated Area: 2373 HX Base Yr 2024




85276 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 | | 407,474 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 482,474 |
| SOH/AGL Deduction | | 67,874 |
| ASSESSED VALUE | | 414,600 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 363,189 |
| TOTAL JUST VALUE | | 482,474 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 503,867 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240003341 | 21X6 SUNROOM ON | 4,044 | 03/22/2024 |
| 20005738 | CO ISSUED | 0 | 07/02/2020 |
| 19009666 | NEW CONSTR | 331,733 | 11/25/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2670/647 | 9/29/2023 | WD | Q | I | 01 | 670,000 |
| GRANTOR: WIMBERLY DAVID S & PA | | | | | | |
| GRANTEE: ORTIZ EINAR GEORGE | | | | | | |
| 2380/1953 | 7/30/2020 | SW | Q | I | 02 | 394,900 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: WIMBERLY DAVID S & | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-22,0] W18 S50 E21 S19 E5 S15 E14 N75 W22 N9 $
FGR=[YR=2020;ORIG=-40,50] W10 S22 E10 S1 E19 E2 N4 N19 W21 $
FEP=[YR=2025;ORIG=0,0] W22 S9 E22 N9 $
FOP=[YR=2020;ORIG=-21,73] S2 E7 N6 W5 S4 W2 $
UEP=[YR=2025;ORIG=-22,0] E22 N6 W22 S6 $
PTO=[YR=2025;ORIG=-40,0] E18 N6 N2 W18 S8 $
PTO=[YR=2025;ORIG=0,-6] E4 S18 W4 N3 N9 N6 $
.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 06/27/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS