

LOT 30
HAMPTON LAKES PHASE 3
OR 2229/288

SPYKER MATTHEW BLAKE/ROWLEY AMANDA
85248 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	14	CARPET 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
BAS	1,440	100
FGR	484	55
FOP	144	30
FOP	400	30
FUS	1,196	100
STR	68	10
TOTALS	3,732	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,072	98.9368	137.52	422,461	2020	2020	0	0	2.00	98.00
1 SNGL FAM 100% - 2026 Heated Area: 2636 HX Base Yr											
TOTALS	3,732		3,072	414,012							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				414,012		
TOTAL MARKET OB/XF VALUE				62,384		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				551,396		
SOH/AGL Deduction				11,199		
ASSESSED VALUE				540,197		
TOTAL EXEMPTION VALUE		13		540,197		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				551,396		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				539,771		

EXTRA FEATURES										85248 BERRYESSA WAY, FERNANDINA BEACH				INC DATE		AG DATE		06/16/2023		REMARKS	
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				
2	0911	SCRN RM A	0	100	0	0	800.00	SF	18.00	18.00	100	2021	2021	3	86	12,384					
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000					