LOT 31
HAMPTON LAKES PHASE 3
OR 2229/288

HAYES MICHAEL G & JILL M
85234 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0031-0000

BUILDING CHARACTERISTICS

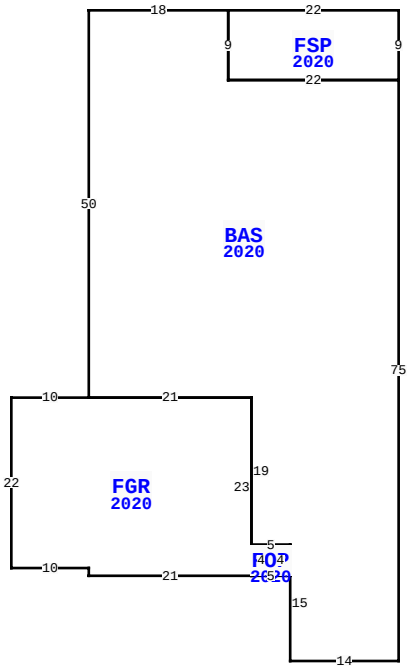
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	333,715
FGR	703	55	2020	387	54,424
FOP	20	30	2020	6	844
FSP	198	40	2020	79	11,110
TOTALS	3,294			2,845	400,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,845	103.2384	143.50	408,258	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 0% - 0 Heated Area: 2373 HX Base Yr



85234 BERRYESSA WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	400,093
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	475,093
SOH/AGL Deduction	0
ASSESSED VALUE	475,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,093
TOTAL JUST VALUE	475,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005784	CO ISSUED	0	07/06/2020
19009667	NEW CONSTR	331,371	11/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2855/1042	3/20/2026	WD	Q	I	01	575,000
GRANTOR: OCEPEK MARK TAMPLIN &						
GRANTEE: HAYES MICHAEL G & J						
2392/1499	9/14/2020	SW	Q	I	01	403,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: OCEPEK MARK T & TAR						

BUILDING 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 E21 N23 W21 $
FSP=[YR=2020;ORIG=0,0] W22 S9 E22 N9 $
FOP=[YR=2020;ORIG=-19,73] E5 N4 W5 S4 $
.

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

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	0		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