

LOT 33
HAMPTON LAKES PHASE 3
OR 2229/288

WILLIAMS JOHN & KELLY E
85212 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0033-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,818	101.5968	141.22	397,958	2020	2020	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2026 Heated Area: 2282 HX Base Yr 2026													Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 389,999													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 7,630													
Interior Floo	13	LVT/LAMMT 70														TOTAL LAND VALUE - MARKET 75,000													
Interior Floo	14	CARPET 30														TOTAL MARKET VALUE 472,629													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 472,629													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 51,411													
Bathrooms	2.5	100														BASE TAXABLE VALUE 421,218													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 472,629													
Stories	1.	1. 100														NCON VALUE 9,155													
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 472,339																										
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	2,282	100	2020	2,282	315,819																								
FGR	640	55	2020	352	48,715																								
FOP	265	30	2020	80	11,072																								
FSP	198	40	2020	79	10,933																								
PTO	225	5	2026	11	1,522																								
PTO	270	5	2026	14	1,937																								
TOTALS	3,880			2,818	389,999																								
EXTRA FEATURES			85212 BERRYESSA WAY, FERNANDINA BEACH																										
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	0912	SCRN RM G	0 100	18 15	270.00	SF	21.00	21.00	100	2026	2025		100	5,670															
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2026	2020		98	1,960															
TOTAL OB/XF 7,630																													
LAND DESCRIPTION			TOTAL OB/XF 7,630																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													