LOT 35
HAMPTON LAKES PHASE 3
OR 2229/288

RITCHIE CHRISTOPHER BLAKE & JAN JOYNER
85178 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

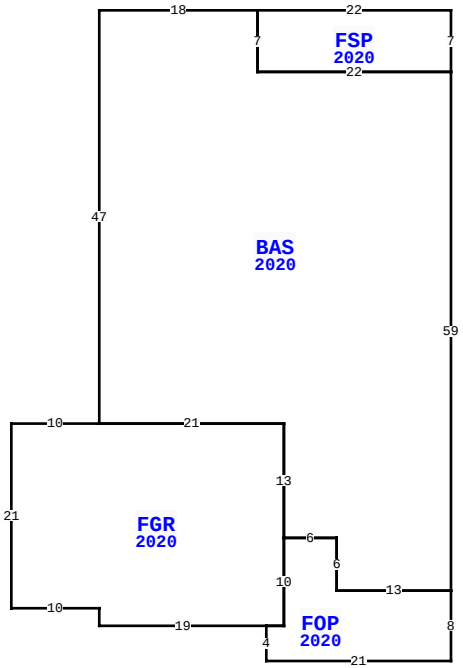
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,051	100	2020	2,051	281,296
FGR	693	55	2020	381	52,255
FOP	196	30	2020	59	8,092
FSP	154	40	2020	62	8,503
TOTALS	3,094			2,553	350,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,553	100.6848	139.95	357,292	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2026 Heated Area: 2051 HX Base Yr 2026



85178 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		350,146
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		425,146
SOH/AGL Deduction		0
ASSESSED VALUE		425,146
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		373,735
TOTAL JUST VALUE		425,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002189	CO ISSUED	0	02/24/2021
20000601	NEW CONSTR	290,746	01/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/626	5/08/2025	WD	Q	I	02	540,000
GRANTOR: COLLINS FRANK TERRELL						
GRANTEE: RITCHIE CHRISTOPHER						
2397/0384	9/28/2020	SW	Q	I	02	380,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COLLINS FRANK TERRE						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-22,0] W18 S47 E21 S13 E6 S6 E13 N59 W22 N7 $
FGR=[YR=2020;ORIG=-40,47] W10 S21 E10 S2 E19 E2 N10 N13 W21 $
FOP=[YR=2020;ORIG=-21,70] S4 E21 N8 W13 N6 W6 S10 W2 $
FSP=[YR=2020;ORIG=0,0] W22 S7 E22 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/04/2025 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS