LOT 37
HAMPTON LAKES PHASE 3
OR 2229/288

CAROLINO CYRUS & ALISA
85150 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0037-0000

BUILDING CHARACTERISTICS

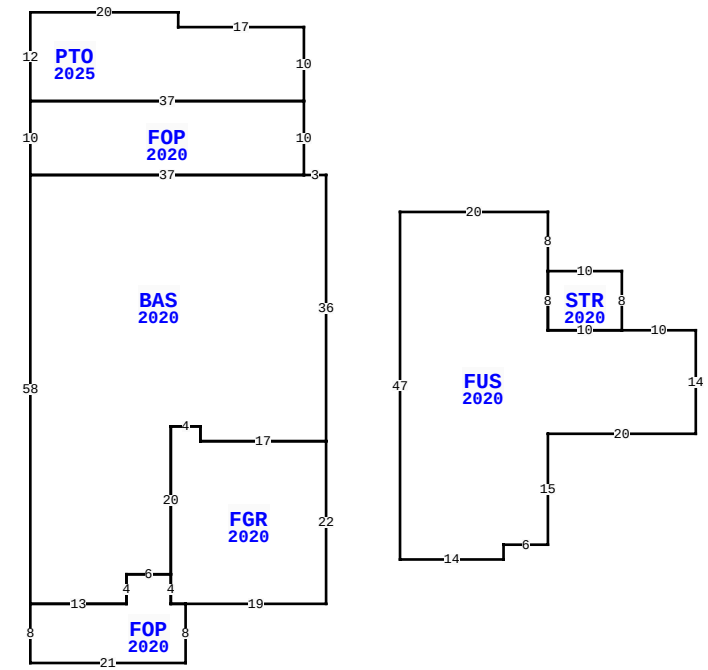
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	2020	1,826	247,825
FGR	470	55	2020	258	35,015
FOP	192	30	2020	58	7,871
FOP	370	30	2020	111	15,065
FUS	1,208	100	2020	1,208	163,950
PTO	410	5	2025	20	2,715
STR	80	10	2020	8	1,086
TOTALS	4,556			3,489	473,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,489	99.6360	138.49	483,192	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2022 Heated Area: 3034 HX Base Yr 2022



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

85150 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		473,528
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		548,528
SOH/AGL Deduction		178,328
ASSESSED VALUE		370,200
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		318,789
TOTAL JUST VALUE		548,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010379	CO ISSUED	0	10/28/2020
20001433	NEW CONSTR	409,804	02/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1328	12/01/2021	WD	Q	I	01	569,500
GRANTOR: LOPIANO ROBERT P JR &						
GRANTEE: CAROLINO CYRUS & AL						
2440/1534	3/04/2021	SW	Q	I	01	445,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LOPIANO ROBERT P JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W3 W37 S58 E13 N4 E6 N20 E4 S2 E17 N36 $
FUS=[YR=2020;ORIG=10,5] S47 E14 N2 E6 N15 E20 N14 W10 W10 N8 N8 W20 $
FGR=[YR=2020;ORIG=-19,58] E19 N22 W17 N2 W4 S20 S4 E2 $
FOP=[YR=2020;ORIG=-3,0] N10 W37 S10 E37 $
FOP=[YR=2020;ORIG=-40,58] S8 E21 N8 W2 N4 W6 S4 W13 $
STR=[YR=2020;ORIG=40,21] N8 W10 S8 E10 $
PTR=[ORIG=0,0] E10 W10 $
PTO=[YR=2025;ORIG=-40,-10] E37 N10 W17 N2 W20 S12 $
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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

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