LOT 43
HAMPTON LAKES PHASE 3
OR 2229/288

JONES TRACEE D & JOHN C
85157 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0043-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

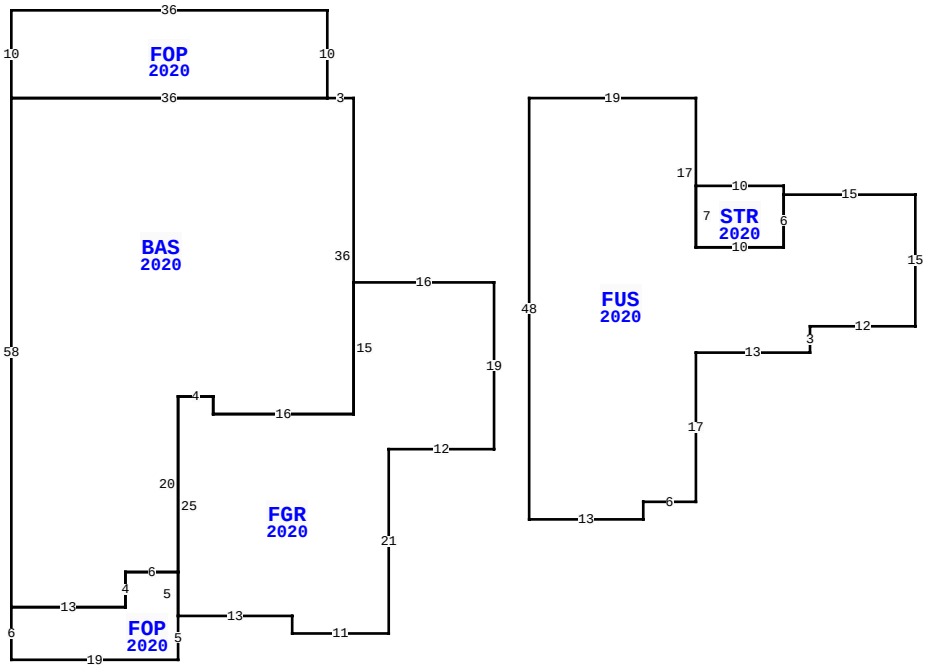
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	2020	1,790	244,957
FGR	870	55	2020	478	65,413
FOP	138	30	2020	41	5,611
FOP	360	30	2020	108	14,779
FUS	1,254	100	2020	1,254	171,607
STR	70	10	2020	7	957
TOTALS	4,482			3,678	503,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,678	100.4625	139.64	513,596	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 3044 HX Base Yr 2021



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

85157 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,324
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		578,324
SOH/AGL Deduction		149,924
ASSESSED VALUE		428,400
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		376,989
TOTAL JUST VALUE		578,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003283	CO ISSUED	0	04/16/2020
19009348	NEW CONSTR	418,111	08/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0158	6/26/2020	SW	Q	I	02	460,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: JONES TRACEE D & JO						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W3 FOP=[YR=2020] N10 W36 S10 E36$ W36 S58 FOP=[YR=2020] S6 E19 N5 FGR=[YR=2020] E13 S2 E11 N21 E12 N19 W16 S15 W16 N2 W4 S25$ N5 W6 S4 W13$ E13 N4 E6 N20 E4 S2 E16 N36$ PTR=E20 FUS=[YR=2020] S48 E13 N2 E6 N17 E13 N3 E12 N15 W15 STR=[YR=2020] N1 W10 S7 E10 N6$ S6 W10 N17 W19$ W20$.

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	000100	C	RES	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