LOT 44
HAMPTON LAKES PHASE 3
OR 2229/288

GRAETER PAUL & ERYN
85171 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0044-0000

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	11	CLAY TILE 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

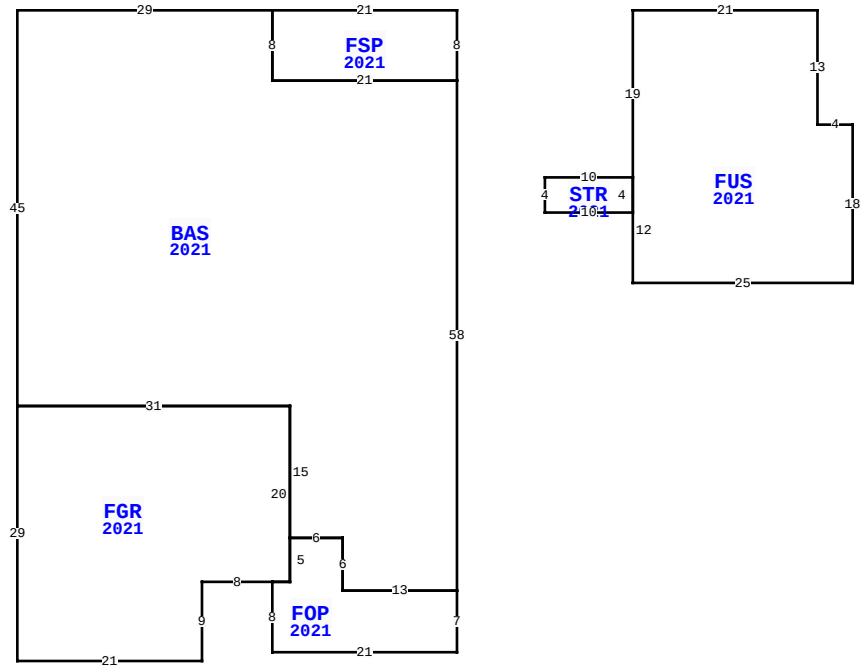
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	337,166
FGR	809	55	2021	445	61,366
FOP	185	30	2021	56	7,722
FSP	168	40	2021	67	9,239
FUS	723	100	2021	723	99,702
STR	40	10	2021	4	552
TOTALS	4,370			3,740	515,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,740	100.7190	140.00	523,600	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 3168 HX Base Yr 2024



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

85171 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		515,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		590,746
SOH/AGL Deduction		80,491
ASSESSED VALUE		510,255
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		453,844
TOTAL JUST VALUE		590,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
XFOB3201	CO ISSUED	0	03/17/2021
20004001	NEW CONSTR	430,812	08/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/597	6/01/2023	WD	Q	I	02	655,000
GRANTOR: ORR JOHN PATRICK & AL						
GRANTEE: GRAETER PAUL & ERYN						
2460/0045	3/23/2021	SW	Q	I	01	488,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ORR JOHN PATRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E8 FOP=[YR=2021] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$ PTR=E20
FUS=[YR=2021] S19 STR=[YR=2021] W10 S4 E10 N4$ S12 E25 N18 W4 N13 W21$ W20$.

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	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