LOT 48
HAMPTON LAKES PHASE 3
OR 2229/288

KAVANAUGH RONALD/
85227 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0048-0000

BUILDING CHARACTERISTICS

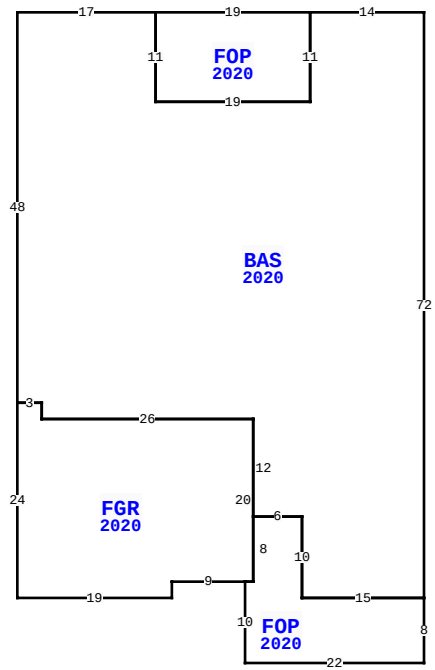
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,687	100	2020	2,687	362,784
FGR	624	55	2020	343	46,310
FOP	209	30	2020	63	8,506
FOP	238	30	2020	71	9,586
TOTALS	3,758			3,164	427,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,164	99.1116	137.77	435,904	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2022 Heated Area: 2687 HX Base Yr 2022



85227 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,186
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		552,186
SOH/AGL Deduction		59,887
ASSESSED VALUE		492,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		440,888
TOTAL JUST VALUE		552,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008139	SWIM POOL	78,388	05/25/2022
20012052	CO ISSUED	0	12/04/2020
20004104	NEW CONSTR	372,880	07/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/26/2021	CN	Q	I	01	515,000
GRANTOR: ADAMS MICHAEL B & JAC						
GRANTEE: KAVANAUGH RONALD						
2420/0267	12/18/2020	SW	Q	I	01	476,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ADAMS MICHAEL B & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] S11 W19 N11 E19$ S11 W19 N11 W17 S48 FGR=[YR=2020] S24 E19 N2 E9 FOP=[YR=2020] S10 E22 N8 W15 N10 W6 S8 W1$ E1 N20 W26 N2 W3$ E3 S2 E26 S12 E6 S10 E15 N72$.

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
2	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 03/09/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS