LOT 50
HAMPTON LAKES PHASE 3
OR 2229/288

MCCLAIN CHARLES & GERALDINE LISA/BINKLEY-CLARK PAT
85255 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0050-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

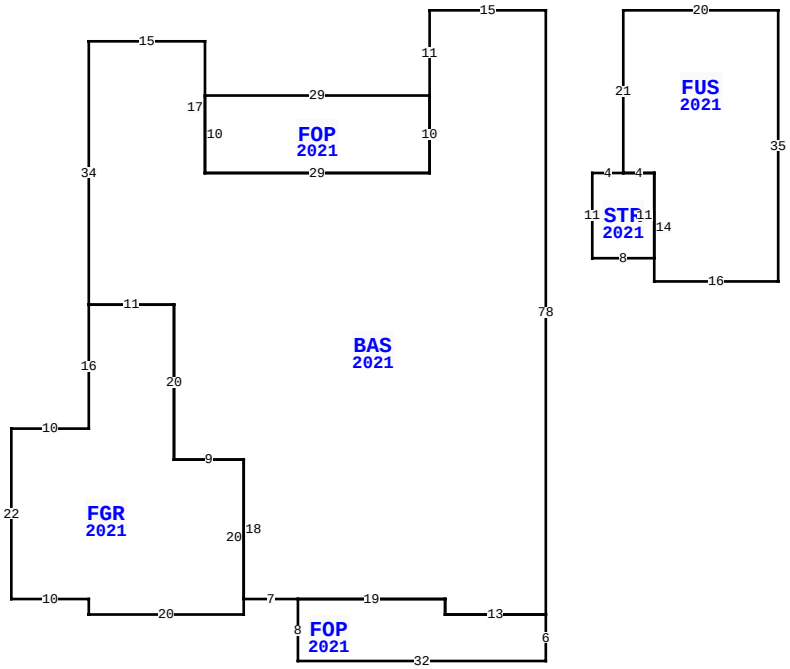
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,261	100	2021	3,261	429,713
FGR	840	55	2021	462	60,879
FOP	230	30	2021	69	9,093
FOP	290	30	2021	87	11,464
FUS	644	100	2021	644	84,862
STR	88	10	2021	9	1,186
TOTALS	5,353			4,532	597,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,532	96.2426	133.78	606,291	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 3905 HX Base Yr 2023



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

85255 BERRYESSA WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		597,197
TOTAL MARKET OB/XF VALUE		93,579
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		765,776
SOH/AGL Deduction		0
ASSESSED VALUE		765,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		714,365
TOTAL JUST VALUE		765,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009520	ADDITION	21,000	06/22/2022
22002101	SWIM POOL	180,000	02/07/2022
21017154	CO ISSUED	0	12/10/2021
21002394	NEW CONSTR	567,520	03/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2569/0188	5/06/2022	WD	U	I	11	100
GRANTOR: MCCLAIN CHARLES M & G						
GRANTEE: MCCLAIN CHARLES M &						
2522/0096	12/09/2021	SW	Q	I	01	633,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MCCLAIN CHARLES MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 S11 FOP=[YR=2021] W29 S10 E29 N10$ S10 W29 N17 W15 S34 FGR=[YR=2021] S16 W10 S22 E10 S2 E20 N20 W9 N20 W11$ E11 S20 E9 S18 E7 FOP=[YR=2021] S8 E32 N6 W13 N2 W19$ E19 S2 E13 N78$ PTR= E10 FUS=[YR=2021] S21 STR=[YR=2021] E4 S11 W8 N11 E4$ E4 S14 E16 N35 W20$ W10$.

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
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100	60,000	
7	0911	SCRN RM A	0	100	0	0	1,795.00	SF	18.00	18.00	100	2022	2022	3	90	29,079	

LAND DESCRIPTION

TOTAL OB/XF 93,579

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 01/04/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS