LOT 53
HAMPTON LAKES PHASE 3
OR 2229/288

CRAWFORD POLLY/TORO LESLIE C
85297 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0053-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

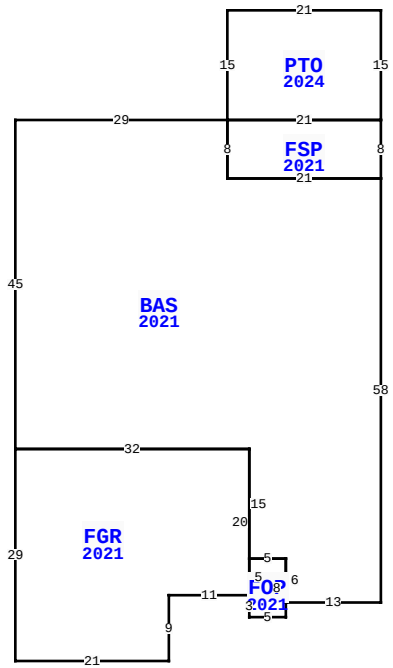
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2021	2,430	337,203
FGR	829	55	2021	456	63,277
FOP	40	30	2021	12	1,666
FSP	168	40	2021	67	9,297
PTO	315	5	2024	16	2,220
TOTALS	3,782			2,981	413,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,981	101.3555	140.88	419,963	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2430 HX Base Yr 2023



85297 BERRYESSA WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,664
TOTAL MARKET OB/XF VALUE		6,152
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		494,816
SOH/AGL Deduction		0
ASSESSED VALUE		494,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		443,405
TOTAL JUST VALUE		494,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000942	SCRN ENCLO	10,470	02/01/2023
20012028	NEW CONSTR	343,218	12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1392	6/03/2022	WD	Q	I	01	564,000
GRANTOR: PRUSAK WALTER F & SHA						
GRANTEE: CRAWFORD POLLY & LE						
2476/0344	6/28/2021	SW	Q	I	01	441,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PRUSAK WALTER F & S						

BUILDING NOTES

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
4	0912	SCRN RM G	0	100	15	21	315.00	SF	21.00	21.00	100	2024	2023		93	6,152	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-21,0] W29 S45 E32 S15 E5 S6 E13 N58 W21 N8 $
FGR=[YR=2021;ORIG=-50,45] S29 E21 N9 E11 N20 W32 $
FSP=[YR=2021;ORIG=0,0] W21 S8 E21 N8 $
FOP=[YR=2021;ORIG=-18,65] S3 E5 N8 W5 S5 $
PTO=[YR=2024;ORIG=0,0] W21 N15 E21 S15 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,152

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 08/01/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS