LOT 55
HAMPTON LAKES PHASE 3
OR 2229/288

DAVIS TERRELL K & LAURA L
85325 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0055-0000

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

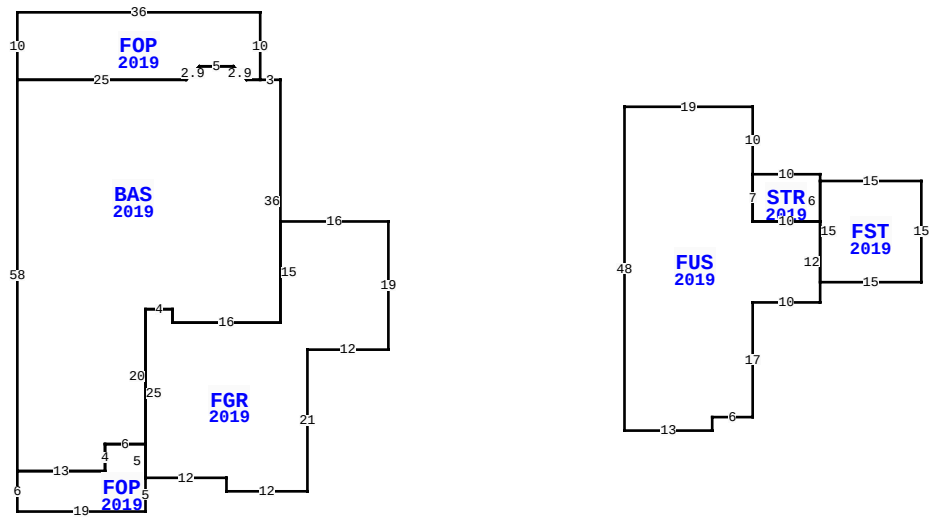
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	2019	1,804	246,879
FGR	872	55	2019	480	65,689
FOP	138	30	2019	41	5,611
FOP	346	30	2019	104	14,232
FST	225	55	2019	124	16,970
FUS	1,020	100	2019	1,020	139,588
STR	70	10	2019	7	958
TOTALS	4,475			3,580	489,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,580	100.9755	140.36	502,489	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2025 Heated Area: 2824 HX Base Yr



85325 BERRYESSA WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		489,927
TOTAL MARKET OB/XF VALUE		60,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		624,927
SOH/AGL Deduction		0
ASSESSED VALUE		624,927
TOTAL EXEMPTION VALUE	13	624,927
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		624,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005655	POOL - NO DESC	100,000	05/01/2023
19005876	NEW CONSTR	420,193	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1900	12/13/2019	SW	Q	I	01	479,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: DAVIS TERRELL K & L						
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

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2024	2023	05	100	60,000	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W3 W2 U2L2 W5 D2L2 W25 S58 E13 N4 E6 N20 E4 S2 E16 N36 $
FUS=[YR=2019;ORIG=51,4] E19 S10 S7 E10 S12 W10 S17 W6 S2 W13 N48 $
FGR=[YR=2019;ORIG=-20,59] E12 S2 E12 N21 E12 N19 W16 S15 W16 N2 W4 S25 $
FOP=[YR=2019;ORIG=-3,0] N10 W36 S10 E25 U2R2 E5 D2R2 E2 $
FST=[YR=2019;ORIG=80,15] E15 S15 W15 N15 $
FOP=[YR=2019;ORIG=-39,58] S6 E19 N5 N5 W6 S4 W13 $
STR=[YR=2019;ORIG=70,14] E10 S1 S6 W10 N7 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 60,000

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 02/16/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS