

LOT 56
HAMPTON LAKES PHASE 3
OR 2229/288

BOLLMAN MICHELLE MARIE & STEPHEN RICHARD
85339 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0056-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
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
BAS	2,430	100
FGR	829	55
FOP	172	30
FSP	168	40
FUS	694	100
STR	48	10
TOTALS	4,341	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,704	95.7600	133.11	493,039	2021	2021	0	0	0	1.50 98.50
1 SNGL FAM		100% - 2022			Heated Area: 3124			HX Base Yr 2022			
BLD DATE			LGL DATE			06/13/2023 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		485,643	
TOTAL MARKET OB/XF VALUE		76,200	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		636,843	
SOH/AGL Deduction		63,708	
ASSESSED VALUE		573,135	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		516,724	
TOTAL JUST VALUE		636,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		652,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007884	ADDITION	11,820	05/20/2022
22000926	SWIM POOL	80,163	01/14/2022
20010024	NEW CONSTR	431,150	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/1713	4/27/2021	SW	Q	I	02	461,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BOLLMAN MICHELLE MA						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

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
4	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100
5	0911	SCRN RM A	0	100	25	1,000.00	SF	18.00	18.00	100	2022	2022	3	90

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E9 FOP=[YR=2021] S8 E20 N7 W13 N6 W5 S5 W2\$ E2 N20 W32\$ E32 S15 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$ PTR=E20 FUS=[YR=2021] S18 STR=[YR=2021] W10 S4 E12 N4 W2\$ E2 S4 W2 S8 E25 N18 W4 N12 W21\$ W20\$.									

LAND DESCRIPTION										TOTAL OB/XF 76,200									
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
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		