LOT 57
HAMPTON LAKES PHASE 3
OR 2229/288

WEBER KURT W & KIMBERLY ANNE
85353 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0057-0000

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 60
Interior Floo	14	CARPET 40
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

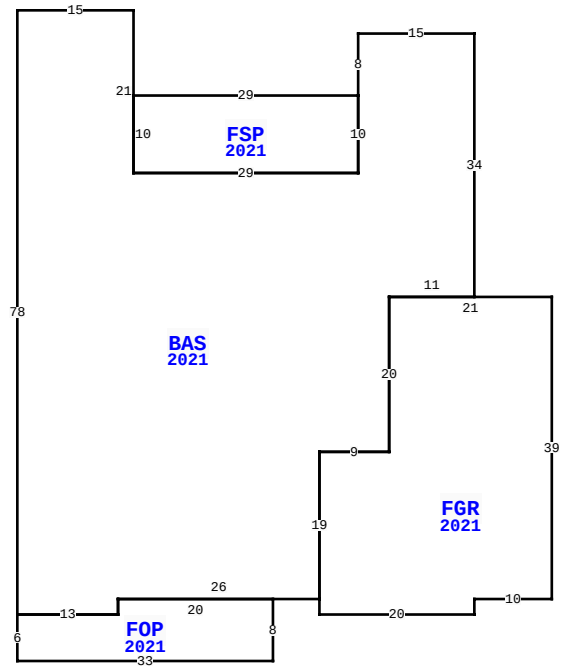
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,256	100	2021	3,256	439,028
FGR	1,030	55	2021	566	76,318
FOP	238	30	2021	71	9,573
FSP	290	40	2021	116	15,641
TOTALS	4,814			4,009	540,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,009	98.4808	136.89	548,792	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 3256 HX Base Yr 2022



85353 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		540,560
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		615,560
SOH/AGL Deduction		94,883
ASSESSED VALUE		520,677
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		469,266
TOTAL JUST VALUE		615,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009922	CO ISSUED	0	07/28/2021
20013182	NEW CONSTR	467,541	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1828	7/28/2021	SW	Q	I	01	521,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WEBER KURT WILHELM						
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

BUILDING DIMENSIONS

BAS=[YR=2021] W15 S8 FSP=[YR=2021] W29 S10 E29 N10$ S10 W29 N21 W15 S78 FOP=[YR=2021] S6 E33 N8 W20 S2 W13$ E13 N2 E26 FGR=[YR=2021] S2 E20 N2 E10 N39 W21 S20 W9 S19$ N19 E9 N20 E11 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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