

LOT 58
HAMPTON LAKES PHASE 3
OR 2229/288

KOVALICK RICHARD & LINDA L/E/
85367 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0058-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	HARDIE BRD 100	0900	01	4,670	90.6870	126.05	588,654	2019	2019	0	0	2.50	97.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2024												Heated Area: 4104														
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2024																										
Interior Wall	05	DRYWALL 100																											
Interior Floop	13	LVT/LAMMT 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	5	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	3,212	100	2019	3,212	394,751																								
FGR	712	55	2019	392	48,177																								
FOP	244	30	2019	73	8,972																								
FOP	320	30	2019	96	11,798																								
FUS	892	100	2019	892	109,626																								
STR	52	10	2019	5	614																								
TOTALS			5,432	4,670	573,938																								
EXTRA FEATURES						85367 BERRYESSA WAY, FERNANDINA BEACH																							
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													
3	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00	100	2020	2020	05	95	57,000														
4	0911	SCRN RM A	0	100	0	1,060.00	SF	18.00	18.00	100	2020	2020	3	82	15,646														
LAND DESCRIPTION																		TOTAL OB/XF 72,646											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													