LOT 65
HAMPTON LAKES PHASE 3
OR 2229/288

KNOX KAYLA JANAE
85465 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0065-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

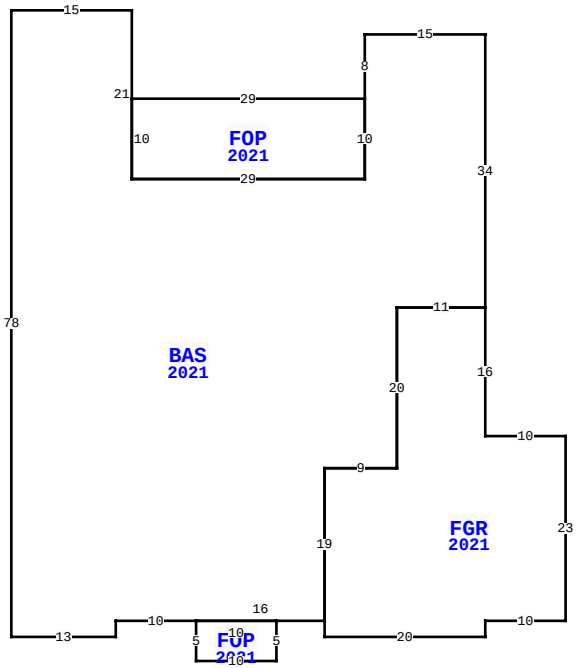
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,256	100	2021	3,256	442,524
FGR	870	55	2021	478	64,965
FOP	50	30	2021	15	2,039
FOP	290	30	2021	87	11,824
TOTALS	4,466			3,836	521,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,836	99.2655	137.98	529,291	2021	2021	0	0	0	1.50	98.50

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



85465 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		521,352
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		596,352
SOH/AGL Deduction		95,566
ASSESSED VALUE		500,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		449,375
TOTAL JUST VALUE		596,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015835	CO ISSUED	0	11/16/2021
21000219	NEW CONSTR	455,439	01/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1115	11/30/2021	SW	Q	I	01	442,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: KNOX KAYLA JANAE						
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 FOP=[YR=2021] W29 S10 E29 N10$ S10 W29 N21 W15 S78 E13 N2 E10 FOP=[YR=2021] S5 E10 N5 W10$ E16 FGR=[YR=2021] S2 E20 N2 E10 N23 W10 N16 W11 S20 W9 S19$ N19 E9 N20 E11 N34$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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	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