

LOT 80
IN OR 2094/731
HAMPTON LAKES #1 PB 7/252

ROSIA ROBERT & NANCY
85570 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0080-0000



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 4															
Exterior Wall	31	HARDIE BRD 100	0900	01	3,372	109.5720	130.12	438,765	2016	2016	0	0	0	2.50	97.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017													Heated Area: 2784														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
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	4	100																												
Bathrooms	3	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM			MKT AREA 04																											
NEIGHBORHOOD/LOC			4077.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,784	100	2,784	353,198																										
FGR	726	55	399	50,620																										
FOP	273	30	82	10,403																										
FSP	248	40	99	12,560																										
FST	15	55	8	1,015																										
TOTALS			4,046	3,372	427,796																									
EXTRA FEATURES					85570 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															
1	0855	CONC PAVR	0 100	0 0	1,040.00	SF	10.00	10.00	100	2016	2016	3	97	10,088																
2	0462	ST/AL FNC	0 100	0 0	816.00	SF	10.00	10.00	100	2016	2016	3	84	6,854																
LAND DESCRIPTION																														
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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE 04/21/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														