

LOT 29
HAMPTON LAKES PHASE 3
OR 2229/288

COATS KEVIN IRA & BARBARA ANN
85262 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0029-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0900	01	2,567	112.7040	133.84	343,567	2020	2020	0	0	0.50	99.50	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 2070									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		20 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA 04																					
NEIGHBORHOOD/LOC			4085.0100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,070	100	2,070	275,664																					
FGR	680	55	374	49,806																					
FOP	204	30	61	8,123																					
FSP	154	40	62	8,257																					
TOTALS			3,108	2,567	341,849																				
EXTRA FEATURES			85262 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 PAVER	0 100	0	0	1,114.00	SF	10.00	10.00	100	2020	2020	3	99	11,029										
2	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100	2021	2021	3	98	8,232										
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891										
4	0855	CONC PAVER	0 100	0	0	667.00	SF	10.00	10.00	100	2021	2021	3	100	6,670										
5	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100	2021	2021	3	98	23,324										
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 09/27/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									