

LOT 40
HAMPTON LAKES PHASE 3
OR 2229/288

TAYLOR-LANG DEIDRE/LANG CHARLES PAUL
85115 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0040-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0900	01	3,594	105.3900	125.15	449,789	2019	2019	0	0	0	1.00	99.00	STANDARD																
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2021										Heated Area: 2961										HX Base Yr 2021									
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		4 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	0	0 100																																					
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		4085.0100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,961	100	2,961	366,863																																			
FGR	826	55	454	56,250																																			
FOP	248	30	74	9,168																																			
FSP	263	40	105	13,010																																			
TOTALS		4,298		3,594		445,291																																	
EXTRA FEATURES										85115 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	1,308.00	SF	10.00	10.00	100	2019	2019	3	99	12,949																								
2	0855	CONC PAVER	0 100	0	0	188.00	SF	10.00	10.00	100	2019	2019	3	99	1,861																								
3	0462	ST/AL FNC	0 100	0	0	960.00	SF	10.00	10.00	100	2021	2021	3	98	9,408																								
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594																								
5	0861	POOL GUNIT	0 100	30	17	510.00	SF	85.00	85.00	100	2021	2021	3	98	42,483																								
6	0855	CONC PAVER	0 100	0	0	750.00	SF	10.00	10.00	100	2021	2021	3	100	7,500																								
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940																								
LAND DESCRIPTION										TOTAL OB/XF										76,735																			
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							