

LOT 53
HAMPTON LAKES PHASE 3
OR 2229/288

CRAFORD POLLY/TORO LESLIE C
85297 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0053-0000



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	2,948	106.6900	126.69	373,482	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2430																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	12	HARDWOOD 70														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										373,482									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										22,538									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms		3 100														TOTAL MARKET VALUE										471,020									
Bathrooms		2.5 100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										471,020									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										421,020									
Occupancy	00	NONE 100	TOTAL JUST VALUE										471,020																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										373,577																						
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	2,430	100	2,430	307,857																															
FGR	829	55	456	57,771																															
FOP	40	30	12	1,520																															
FOP	168	30	50	6,335																															
TOTALS			3,467	2,948	373,482																														
EXTRA FEATURES			85297 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		1,183.00	SF	10.00	100	2021	2021	3	100	11,830																			
2	0463	FENCE GATE	0	100	0	0		2.00	UT	300.00	100	2021	2021	3	99	594																			
3	0462	ST/AL FNC	0	100	0	0		1,032.00	SF	10.00	100	2021	2021	3	98	10,114																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 09/23/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			