

LOT 56
HAMPTON LAKES PHASE 3
OR 2229/288

BOLLMAN MICHELLE MARIE & STEPHEN RICHARD
85339 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0056-0000



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	3,704	100.8000	119.70	443,369	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 3124									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 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	2,430	100	2,430	290,871																					
FGR	829	55	456	54,583																					
FOP	172	30	52	6,224																					
FSP	168	40	67	8,020																					
FUS	694	100	694	83,072																					
STR	48	10	5	599																					
TOTALS			4,341	3,704	443,369																				
EXTRA FEATURES			85339 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	1,592.00	SF	10.00	10.00	100	2021	2021	3	100	15,920										
2	0462	ST/AL FNC	0 100	0	0	1,512.00	SF	10.00	10.00	100	2022	2022	3	100	15,120										
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900										
4	0861	POOL GUNIT	0 100	27	16	432.00	SF	85.00	85.00	100	2022	2022	3	100	36,720										
5	0911	SCRN RM A	0 100	25	40	1,000.00	SF	17.50	17.50	100	2022	2022	3	100	17,500										
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000										
7	0855	CONC PAVER	0 100	0	0	568.00	SF	10.00	10.00	100	2022	2022	3	100	5,680										
LAND DESCRIPTION			TOTAL OB/XF 93,840																						
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 11/01/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									