

LOT 62
HAMPTON LAKES PHASE 3
OR 2229/288

BRUSS ROBERT GEORGE & PAMELA PIERCE
85423 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0062-0000



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	4,442	106.2160	126.13	560,269	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 3777									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 90																							
Interior Floo	14	CARPET 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		5 100																							
Bathrooms		3.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 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	3,281	100	3,281	413,833																					
FGR	850	55	468	59,029																					
FOP	238	30	71	8,955																					
FSP	290	40	116	14,631																					
FUS	496	100	496	62,560																					
STR	96	10	10	1,261																					
TOTALS			5,251	4,442	560,269																				
EXTRA FEATURES			85423 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	1,226.00	SF	10.00	10.00	100	2021	2021	3	100	12,260										
TOTAL OB/XF 12,260																									
LAND DESCRIPTION			TOTAL OB/XF 12,260																						
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 12/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									