

LOT 63
HAMPTON LAKES PHASE 3
OR 2229/288

CROCKER CLAYTON LEWIS & COURTNEY HOWARD
85437 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0063-0000



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	3,170	103.7760	123.23	390,639	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD															
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2685														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 90																												
Interior Floo	14	CARPET 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		3 100																												
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	2,685	100	2,685	330,873																										
FGR	626	55	344	42,391																										
FOP	209	30	63	7,763																										
FOP	260	30	78	9,612																										
TOTALS			3,780	3,170	390,639																									
EXTRA FEATURES			85437 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	0811	CONCRETE B	0	100	0	0	1,017.00	SF	5.20	5.20	100	2021	2021	3	100	5,288														
2	0462	ST/AL FNC	0	100	0	0	1,992.00	SF	10.00	10.00	100	2021	2021	3	98	19,522														
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891														
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2021	2021	3	98	37,485														
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940														
6	0855	CONC PAVER	0	100	0	0	774.00	SF	10.00	10.00	100	2021	2021	3	100	7,740														
LAND DESCRIPTION																		TOTAL OB/XF 72,866												
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																														