

LOT 83
HAMPTON LAKES PHASE IV-B
OR 2320/460

BERG RICHARD PAUL & PATRICIA MARY
85281 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0083-0000



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	3,308	99.7280	118.43	391,766	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023												Heated Area: 2852									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																						
Interior Floo	13	LVT/LAMMT 70																						
Interior Floo	14	CARPET 30																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		2 100																						
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			4077.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,852	100	2,852	336,073																				
FGR	673	55	370	43,600																				
FOP	35	30	10	1,178																				
FSP	190	40	76	8,956																				
TOTALS			3,750	3,308	389,807																			
EXTRA FEATURES			85281 FALL RIVER PKWY, 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	380.00	SF	10.00	10.00	100	2020	2020	3	99	3,762									
2	0462	ST/AL FNC	0 100	0	0	180.00	SF	10.00	10.00	100	2020	2020	3	95	1,710									
TOTAL OB/XF 5,472																								
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
REVIEW DATE 11/02/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								

Diagram showing property layout with dimensions and area calculations.

Dimensions: 19, 31, 10, 19, 68, 11, 3, 19, 20, 23, 10, 20, 15, 5, 3, 5, 4.

Area Calculations: FSP 2020, BAS 2020, FGR 2020, FOP 2020.

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/1326	9/15/2022	SW	Q	I	02	650,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERG RICHARD PAUL &						
2326/0194	12/16/2019	SW	Q	V	05	284,600
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RICHMOND AMERICAN H						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2020] W31 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2020] E5 N4 FGR=[YR=2020] E10 S2 E20 N22 W19 N3 W11 S23\$ N3 W5 S7\$ N7 E5 N20 E11 S3 E19 N52\$.						