

LOT 152
HAMPTON LAKES PHASE IV-B
OR 2320/460

OFFER FAMILY 2004 REV TRUST/OFFER EDWIN R TRUSTEE
85050 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0152-0000



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	0100	01	2,716	117.0288	105.62	286,864	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 2266												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	11	CLAY TILE 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			04	Quality Level 04																																		
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	2,266	100	2,266	239,335																																		
FGR	618	55	340	35,911																																		
FOP	48	30	14	1,479																																		
FSP	240	40	96	10,140																																		
TOTALS			3,172	2,716	286,864																																	
EXTRA FEATURES					85050 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 PAVER	0 100	0	0	801.00	SF	10.00	10.00	100	2021	2021	3	100	8,010																							
2	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594																							
3	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2021	2021	3	98	6,115																							
LAND DESCRIPTION																	TOTAL OB/XF 14,719																					
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	000000	C	VAC RES	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 04/27/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						