

LOT 163
HAMPTON LAKES PHASE V-B
OR 2445/712

ROLPH CHARLES G & JILL R
84582 GREYLOCK COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0163-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0900	01	3,257	120.5292	143.13	466,174	2022	2022	0	0	0	0.00	100.00	STANDARD																
Roof Structure	08	IRREGULAR 100								1 SNGL FAM - 100% - 2023										Heated Area: 2747										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	11	CLAY TILE 70																																					
Interior Floor	14	CARPET 30																																					
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		05	Quality Level 05																																				
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	2,747	100	2,747	393,178																																			
FGR	652	55	359	51,384																																			
FOP	239	30	72	10,305																																			
FOP	264	30	79	11,307																																			
TOTALS		3,902	3,257	466,174																																			
EXTRA FEATURES										84582 GREYLOCK CT, 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	1,202.00	SF	10.00	10.00	100	2022	2022	3	100	12,020																							
2	0866	POOL FIBER	0	100	35	16	560.00	SF	72.00	72.00	100	2022	2022	3	100	40,320																							
3	0911	SCRN RM A	0	100	0	0	1,384.00	SF	17.50	17.50	100	2022	2022	3	100	24,220																							
4	0855	CONC PAVER	0	100	0	0	824.00	SF	10.00	10.00	100	2022	2022	3	100	8,240																							
LAND DESCRIPTION										TOTAL OB/XF										84,800																			
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	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 02/15/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							