

LOT 191
HAMPTON LAKES PHASE V-A
OR 2409/1745

DUNN MICHAEL A REVOCABLE TRUST/DUNN MICHAEL ANTHON
84970 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0724-0191-0000



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	0100	01	2,679	120.7584	108.98	291,957	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2023												Heated Area: 2282											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023											
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 60																								
Interior Floo	14	CARPET 40																								
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			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	2,282	100	2,282	248,692																						
FGR	587	55	323	35,201																						
FOP	25	30	8	872																						
FSP	165	40	66	7,193																						
TOTALS			3,059		2,679	291,957																				
EXTRA FEATURES			84970 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	1,017.00	SF	10.00	10.00	100	2022	2022	3	100	10,170											
LAND DESCRIPTION																										
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 02/24/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										