

LOT 4
HAMPTON LAKES PHASE 3
OR 2229/288

HOFFMAN KENNETH LOUIS & KATHERINE MARY
85416 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0004-0000



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	3,799	101.8800	127.35	483,803	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023												Heated Area: 3318												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												483,803											
Interior Floo	13	LVT/LAMMT 60													TOTAL MARKET OB/XF VALUE												64,120											
Interior Floo	14	CARPET 40													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												622,923											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												7,728											
Bedrooms	5	100													ASSESSED VALUE												615,195											
Bathrooms	4.5	100													TOTAL EXEMPTION VALUE												HX HB VX 55,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												560,195											
Stories	2.	100													TOTAL JUST VALUE												622,923											
Units	0	100	NCON VALUE												49,650																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												549,073											
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	341,935																																		
FGR	624	55	343	43,681																																		
FOP	209	30	63	8,023																																		
FOP	238	30	71	9,042																																		
FUS	633	100	633	80,613																																		
STR	44	10	4	509																																		
TOTALS			4,433	3,799	483,803																																	
EXTRA FEATURES			85416 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	0855	CONC PAVER	0	100	0	0			1,447.00	SF	10.00	100	2022	2022	3	100	14,470																					
2	0861	POOL GUNIT	0	100	0	0			414.00	SF	85.00	100	2024	2023		100	35,190																					
3	0855	CONC PAVER	0	100	0	0			810.00	SF	10.00	100	2024	2023		100	8,100																					
4	0462	ST/AL FNC	0	100	0	0			576.00	SF	10.00	100	2024	2023		100	5,760																					
5	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00	100	2024	2023		100	600																					
LAND DESCRIPTION			TOTAL OB/XF 64,120																																			
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 08/01/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																						