

LOT 63
HAMPTON LAKES PHASE 3
OR 2229/288

CROCKER CLAYTON LEWIS & COURTNEY HOWARD
85437 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0063-0000



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	3,170	103.7760	129.72	411,212	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022												Heated Area: 2685									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																						
Interior Floo	13	LVT/LAMMT 90																						
Interior Floo	14	CARPET 10																						
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			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	346,557																				
FGR	626	55	344	44,401																				
FOP	209	30	63	8,131																				
FOP	260	30	78	10,067																				
TOTALS			3,780	3,170	409,156																			
EXTRA FEATURES			85437 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	0811	CONCRETE B	0	100	0	0	1,017.00	SF	5.20	5.20	100	2021	2021	3	99	5,236								
2	0462	ST/AL FNC	0	100	0	0	1,992.00	SF	10.00	10.00	100	2021	2021	3	95	18,924								
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882								
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2021	2021	3	95	36,338								
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860								
6	0855	CONC PAVER	0	100	0	0	774.00	SF	10.00	10.00	100	2021	2021	3	99	7,663								
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	000135	C	SFR CNSVTN	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 12/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																								