

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

2024

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 4															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,716	117.0288	111.18	301,965	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 2266														
Roof Cover	03	COMP SHNGL 100	16													20														
Interior Wall	05	DRYWALL 100	12													12														
Interior Floo	11	CLAY TILE 70	20													13														
Interior Floo	14	CARPET 30	46													62														
Air Condition	03	CENTRAL 100	29													3														
Heating Type	04	AIR DUCTED 100	11													6														
Bedrooms		3 100	20													11														
Bathrooms		2 100	10													2														
Frame	02	WOOD FRAME 100	10													19														
Stories	1.	1. 100	10													2														
Units	0	0 100	11													6														
Occupancy	00	NONE 100	10													2														
Quality 04 Quality Level 04																		BAS 2021												
DOR CODE 0100 SINGLE FAMILY																		FGR 2021												
MAP NUM MKT AREA 04																		FSP 2021												
NEIGHBORHOOD/LOC 4077.00																		FOP 2021												
TOTALS 3,172 2,716 300,455																		FSP 2021												
EXTRA FEATURES																		BLD DATE 03/06/2023 NW												
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																		LGL DATE 06/13/2023 MLU												
1 0855 CONC PAVER 0 100 0 0 801.00 SF 10.00 10.00 100 2021 2021 3 99 7,930																														
2 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2021 2021 3 98 588																														
3 0462 ST/AL FNC 0 100 0 0 624.00 SF 10.00 10.00 100 2021 2021 3 95 5,928																														
LAND DESCRIPTION																		TOTAL OB/XF 14,446												
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																														
1 000100 C SFR 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 08/06/2024 BY SYS												