

LOT 38
HAMPTON LAKES PHASE 3
OR 2229/288

TROISI TRUST/TROISI KENNETH A TRUSTEE
85122 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0038-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
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		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4085.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2019	2,398	345,657
FGR	830	55	2019	456	65,730
FOP	150	30	2019	45	6,487
FSP	168	40	2019	67	9,657
PTO	45	5	2025	2	289
PTO	189	5	2025	9	1,298
TOTALS	3,780			2,977	429,117

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,977	106.3563	147.84	440,120	2019	2019	0	0	2.50	97.50
1 SNGL FAM		100% - 2022				Heated Area: 2398			HX Base Yr 2022		
The floor plan diagram shows a large rectangular area with several smaller rectangular sections. The main area is labeled 'BAS 2019'. To the right, there are two smaller sections labeled 'PTO 2025' and 'FSP 2019'. Below these, there are two more sections labeled 'FGR 2019' and 'FOP 2019'. Dimensions are provided for each section and the overall lot. The overall lot dimensions are 44 (width) and 58 (height). The 'BAS 2019' section is 24 (width) and 44 (height). The 'PTO 2025' section is 9 (width) and 9 (height). The 'FSP 2019' section is 8 (width) and 8 (height). The 'FGR 2019' section is 28 (width) and 28 (height). The 'FOP 2019' section is 6 (width) and 6 (height).											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

MLU
