

LOT 59
HAMPTON LAKES PHASE 3
OR 2229/288

KRISTOFF LINDA M & DAVID J L/E/
85381 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0059-0000



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	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		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	2,757	100	2022	2,757	369,401
FGR	670	55	2022	368	49,307
FOP	96	30	2022	29	3,886
FOP	176	30	2022	53	7,101
TOTALS	3,699			3,207	429,695

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,207	97.3636	135.34	434,035	2022	2022	0	0	1.00	99.00
1 SNGL FAM		100% - 2023				Heated Area: 2757			HX Base Yr 2023		
The site map shows a large rectangular property with several internal divisions. The main area is labeled 'BAS 2022'. There are two smaller rectangular areas labeled 'FOP 2022', one in the upper left and one in the lower left. A larger rectangular area in the lower right is labeled 'FGR 2022'. Dimensions are provided for various sections of the property: 15, 16, 28, 11, 16, 39, 64, 31, 13, 21, 6, 8, 14, 2, 10, 19, 20, 2, 8, 6, 22.											
BLD DATE					LGL DATE			06/13/2023			
XF DATE					LAND DATE			ML			