

LOT 161
HAMPTON LAKES PHASE V-B
OR 2445/712

WILLIAMS SERENA J & KHARY
84566 GREYLOCK COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0161-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	13	LVT/LAMNT 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100	2025	2,735	464,567
FGR	638	55	2025	351	59,621
FOP	179	30	2025	54	9,172
FOP	256	30	2025	77	13,079
TOTALS	3,808			3,217	546,440

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,217	122.1990	169.86	546,440	2024	2024	0	0	0.00	100.00
1 SNGL FAM		100% - 2025				Heated Area: 2735			HX Base Yr 2025		
BLD DATE				LGL DATE				06/13/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

EXTRA FEATURES										84566 GREYLOCK CT, FERNANDINA BEACH				INC DATE		AG DATE	
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
4	0912	SCRN RM G	0	100	0	0	782.00	SF	21.00	21.00	100	2025	2024		97	15,929	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	