

OBRIEN DONALD R & SHELLY J G
86541 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0158-0000

BUILDING CHARACTERISTICS										
ELEMENT	CD	CONSTRUCTION								
Exterior Wall	16	WD FR STUC 100								
Roof Structur	08	IRREGULAR 100								
Roof Cover	03	COMP SHNGL 100								
Interior Wall	05	DRYWALL 100								
Interior Floo	12	HARDWOOD 70								
Interior Floo	14	CARPET 30								
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	0 100								
Occupancy	00	NONE 100								
Quality	04	Quality Level 04								
DOR CODE	0100	SINGLE FAMILY								
MAP NUM		MKT AREA						04		
NEIGHBORHOOD/LOC		4043.00								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,485	100	2,485	306,535						
FGR	500	55	275	33,923						
FOP	53	30	16	1,974						
FOP	208	30	62	7,648						
TOTALS		3,246		2,838	350,078					

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BLD DATE		03/29/2023		NW		LGL DATE			
XF DATE		11/05/21				LAND DATE			
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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0	0	0	607.00	SF	6.50	6.50	100	2002	2002	3	83	3,275	
3	0462	ST/AL FNC	0	0	0	480.00	SF	10.00	10.00	100	2004	2004	3	40	1,920	