

LOT 485
IN OR 1789/1712
NORTH HAMPTON PHASE 3 PB 7/16

VASANTHAKUMAR SINNATHURAI & MAHALUXMY
862399 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0485-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 50		
Interior Floor	15	HARDTILE 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		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	3,331	100	3,331	426,520
FGR	877	55	482	61,718
FOP	117	30	35	4,481
FOP	239	30	72	9,219
FOP	248	30	74	9,475
FST	120	55	66	8,451
FUS	1,054	100	1,054	134,960
PTO	228	5	11	1,409
TOTALS	6,214		5,125	656,234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,125	117.2062	139.18	713,298	2006	2006	0	0	8.00	92.00

1 SNGL FAM - 100% - 2018